

# Farmland For Sale

159 Acres (m/l) Located in  
Grandview Township  
Edgar County, Illinois

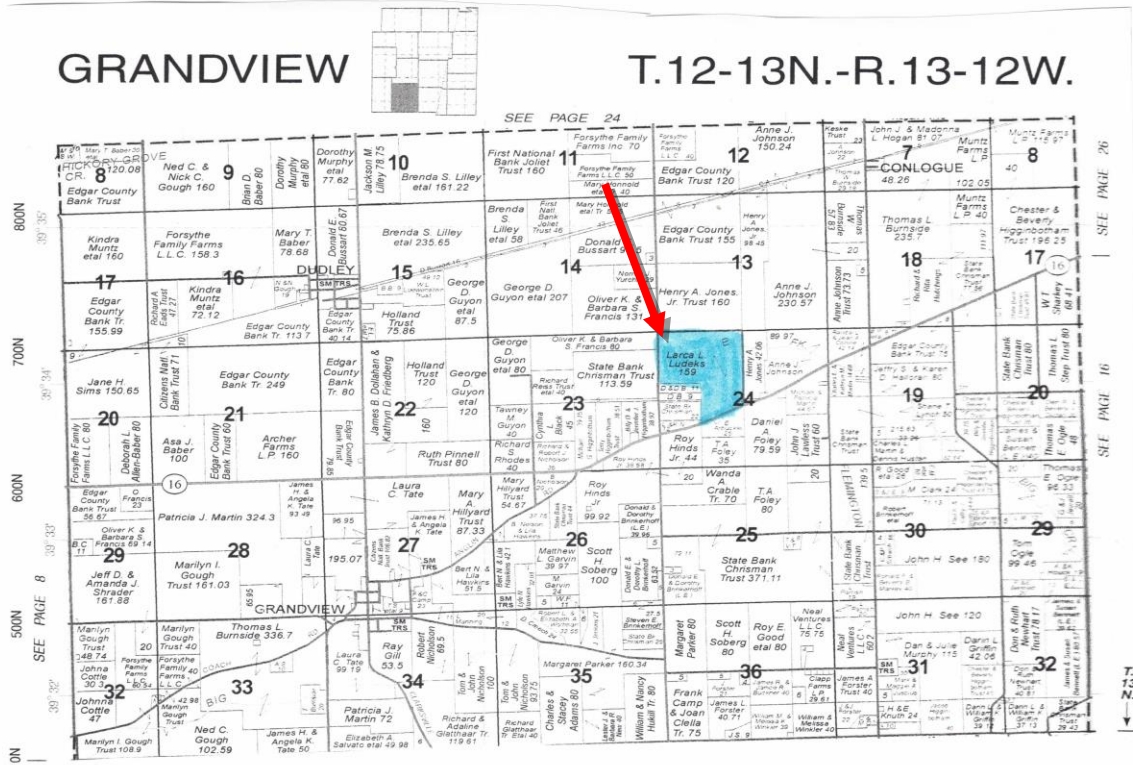


**Martin Real Estate & Appraisals**  
**Chris Martin, Broker (217) 251-8561 or 465-6434**

# General Information:

The subject property is improved; it has a slightly to gently rolling topography, with several waterways.

# Plat Map:



## Real Estate Tax Information:

Parcel No.	Acres	2024 Assessment	2023 Taxes (Payable 24)	Tax Per Acre
06-17-24-300-002	19.00	\$8,270	\$466.52	\$24.55
06-17-24-100-001	<u>140.00</u>	<u>\$77,040</u>	<u>\$4,345.88</u>	<u>\$31.04</u>
Total	159.00	\$85,310	\$4,812.40	30.27

The courthouse records show a total of 159 total acres, with 149.8 tillable. We estimated tillable, more or less.

### FSA Data: (As provided by the Edgar Co. FSA Office-older data)

Farm No.	2685	Tract:	2468
Total Acres	158.18	Corn Base Acres	135.0
Tillable Acres	153.00	Established Corn Yield	136
		Bean Base Acres	14.8
		Established Bean Yield	51

### Yield History (estimated, per client):

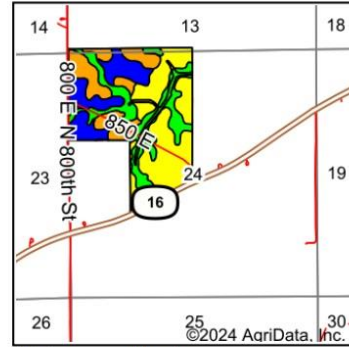
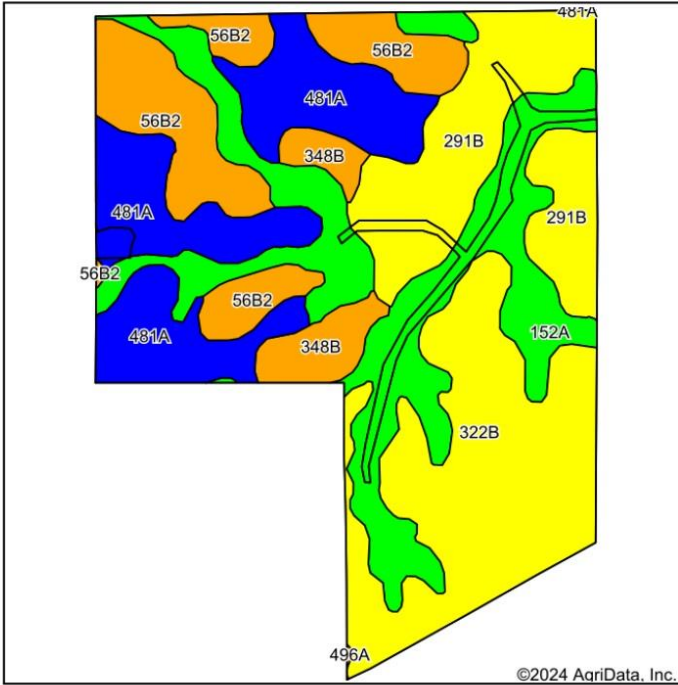
2016 – 73 Bu/ A. – Beans  
2017 – 220 Bu/A – Corn  
2018 – 82 Bu/A – Beans  
2019 – 195 Bu/A – Corn  
2020 – 77 Bu/A – Beans  
2021 – 223 Bu/A – Corn  
2022 – 72 Bu/ A – Beans  
2023 – 211 Bu/A - Corn

### Acreage Recap: (Estimated)

Class I Tillable	65.50 Acres
Class II Tillable	88.00 Acres
Building Site	.70 Acres
Non-Tillable	<u>4.80 Acres</u>
Total Acreage	159.00 Acres

# Soil Survey Map:

## Soils Map



State: **Illinois**  
 County: **Edgar**  
 Location: **24-13N-13W**  
 Township: **Grandview**  
 Acres: **158.18**  
 Date: **7/24/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL045, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management	<sup>n</sup> NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	37.11	23.5%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
**322B	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	36.56	23.1%		FAV	**158	**50	**62	**81	0	**4.50	**115	68
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	30.39	19.2%		FAV	183	58	73	102	0	5.60	134	80
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	25.59	16.2%		FAV	**159	**49	**63	**81	0	**4.40	**116	70
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	21.88	13.8%		FAV	**169	**53	**65	**93	0	**5.90	**123	68

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Maps Provided By:



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**348B	Wingate silt loam, 2 to 5 percent slopes	6.65	4.2%		FAV	**162	**51	**67	**90	0	**5.30	**119	75
<b>Weighted Average</b>						<b>173.3</b>	<b>54.9</b>	<b>67.5</b>	<b>91.5</b>	<b>*</b>	<b>5.2</b>	<b>126.9</b>	<b>*n 72.3</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

**\*\*** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

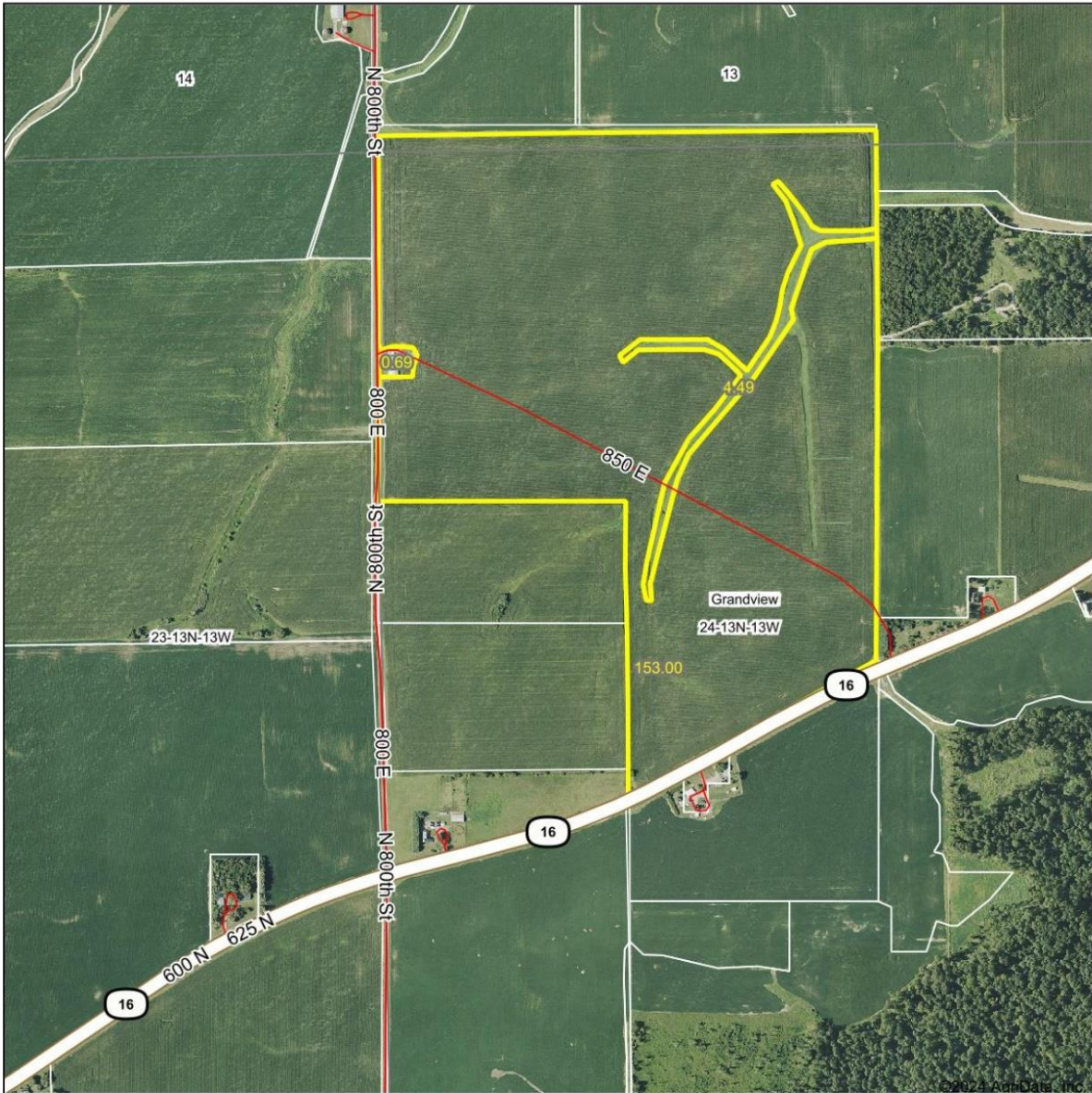
**c** Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

**e** Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*n: The aggregation method is "Weighted Average using all components"

Aerial Photo:

### Aerial Map



Boundary Center: 39° 34' 2.33, -87° 48' 33.98

0ft 833ft 1666ft

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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24-13N-13W  
Edgar County  
Illinois



7/24/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

## **Sale Terms:**

**List Price:** \$2,369,100 or \$14,900 per acre.

**Procedure:** The farm is being offered as one tract.

**Terms & Title:** Down payment will be required with an executed purchase contract, on the date of sale. Balance due at closing. Seller will furnish a title policy in the amount of the purchase price, subject to usual and customary exceptions.

**Taxes:** Seller will pay the 2024 Real Estate Taxes, payable in 2025, with a credit at closing, based on the 2023 taxes. All subsequent Real Estate Taxes to be paid by the buyer.

**Possession:** At close, subject to 2024 tenancy.

The seller would like to stay on as the operator of the farm; terms to be negotiated.

Disclosure: Announcements on the sale date take precedence over printed material or oral information. The information contained in this brochure is considered to be accurate. Information is subject to verification and no liability for errors or omissions is assumed.







