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A-18576



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LAND FOR SALE

158.97± Acres, Tazewell County, Illinois

OFFERED AT
\$20,800 per Acre

Highlights:

- Highly productive
- Nearly all tillable
- Outstanding yield history

For additional information, please contact:

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Property Information

Directions to Property:

The farm is located four miles south of Minier on Minier Road and one mile west on Olympia Road. The farm is bordered on the south by Olympia Road and on the east by Dale Road.

Legal Description:

E1/2 SE1/4 SEC. 32, W1/2 SW1/4 SEC. 33 ALL IN TWP 23N, RGE 2W, Little Mackinaw Township, Tazewell County, Illinois.

Property Description:

This farm contains 158.97 tax acres and is lease free for the 2024 crop. It has an excellent yield history. The last six corn crops have averaged 225 bushels per acre, and the soybeans have averaged 71 bushels per acre.

Farm Data:

Cropland 159.03 acres
 Total 159.03 acres

FSA Information:

| | Base | Yield |
|---|-------------|-------------|
| Corn | 109.7 acres | 182 bushels |
| <i>Six year actual average of 225 BPA</i> | | |
| Soybeans | 48.8 acres | 56 bushels |
| <i>Six year actual average of 71 BPA</i> | | |

Taxes:

- \$8,203.48



Property Location



Soils Map



Soils Description

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | PI | NCCPI | CAP |
|-----------|--|-----------|-------|--------|-------|------|
| 86B | Oscos silt loam, 2 to 5 percent slopes | 102.16 | 63.22 | 138 | 94 | 2e |
| 68A | Sable silty clay loam, 0 to 2 percent slopes | 45.57 | 28.2 | 143 | 83 | 2w |
| 43A | Ipava silt loam, 0 to 2 percent slopes | 11.0 | 6.81 | 142 | 92 | 1 |
| 712A | Spaulding silty clay loam, 0 to 2 percent slopes | 2.88 | 1.78 | 134 | 81 | 2w |
| TOTALS | | 161.61(*) | 100% | 139.62 | 90.54 | 1.93 |

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.