

# LAND FOR SALE

**70+/- Acres • Fayette County, Illinois**  
***Priced at \$455,000***

## Highlights:

- Productive farmland
- Close to grain markets
- Oil Production Interest included in sale

A-20266

**Property Location:** Farm located southwest of the intersection of Avena Road and Township Road 2250 N.

**Legal Description:** The North 70 acres of the East 1/2 of the Southeast 1/4 of Section 12, T7N - R2E, Fayette County, Illinois.



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**For additional information, please contact:**

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**Property Description:** The combination of farm income and oil royalties makes this a very productive Fayette County tract of land!

**Farm Data:**

Cropland 56.18 acres  
 Non-crop 13.82 acres  
 Total 70.00 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	41.85 acres	123 bushels PLC
Soybeans	13.95 acres	40 bushels ARC-CO

**2019 Taxes:**

14-11-12-400-004: \$633.10  
 14-11-12-400-005: \$26.08  
 14-11-12-400-006: \$128.80  
 14-50-01-720-036 - Mineral Parcel: \$30.82



**Aerial Map**



**Soils Map**



**Location Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	0.2	0.3	96	2e
13A	Bluford silt loam, 0 to 2 percent slopes	68.6	98.46	101	2w
48A	Ebbert silt loam, 0 to 2 percent slopes	0.9	1.24	125	3w
TOTALS		69.7	100%	101.28	2.01

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.