LAND FOR SALE 230+/- Acres, Cass County, Illinois Priced at \$2,875,000 Highlights: • Highly productive farmland • Excellent drainage • Close to grain markets A-20267-01

Property Location: Farm located one to two miles southeast of Virginia, Illinois, on Conover Road.

Legal Description: The East 1/2 of the Northeast Quarter; and the Southeast Quarter except for the 10 acres in the Southwest corner; all in Section 14, Township 17 North, Range 10 West, of the 3rd P.M. Cass County, Illinois



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For additional information, please contact:

Patrick Gooding, AFM, Agent
Savoy, Illinois
Office: (217) 607-0118
Cell: (217) 369-6335
PGooding@FarmersNational.com
www.FarmersNational.com/PatrickGooding



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Property Description: Excellent Cass County farmland. Nearly 100% tillable. The farm has been in the family since it was purchased in 1970. The owners have spent money on tile over the years and the fertility is at optimum levels.

2018 Taxes:

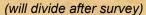
11-015-005-01 (80 acres) - \$4,034.06 11-015-007-03 (33 acres) - \$1,787.52 11-015-007-00 (117 acres) - \$5,149.22

Farm Data:

Cropland 230 acres

FSA Information:

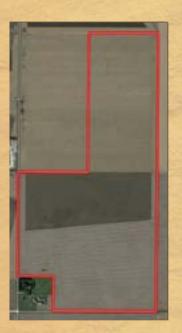
Yield Base Corn 287.61 acres 152 bushels Soybeans 129.03 acres 52 bushels















SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	24.7	10.67	134	2w
51B	Muscatune silt loam, 2 to 5 percent slopes	6.6	2.87	146	2e
86B	Osco silt loam, 2 to 5 percent slopes	21.0	9.07	140	2e
36C2	Tama silt loam, 5 to 10 percent slopes, eroded	38.7	16.71	129	3e
43A	Ipava silt loam, 0 to 2 percent slopes	111.0	47.96	142	1
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	7.2	3.11	116	3e
705A	Buckhart silt loam, 0 to 2 percent slopes	1.4	0.62	142	1
68A	Sable silty clay loam, 0 to 2 percent slopes	20.8	8.99	143	2w
TOTALS		231.4	100%	138.19	1.71

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.