

# 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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**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.

**Farm Data:**  
Cropland 230 acres

**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

**FSA Information:**

|          | <u>Base</u>  | <u>Yield</u> |
|----------|--------------|--------------|
| Corn     | 287.61 acres | 152 bushels  |
| Soybeans | 129.03 acres | 52 bushels   |

(will divide after survey)



| SOIL CODE | SOIL DESCRIPTION                                  | ACRES | %     | PI     | CAP  |
|-----------|---|-------|-------|--------|------|
| 244A      | Hartsburg silty clay loam, 0 to 2 percent slopes  | 24.7  | 10.67 | 134    | 2w   |
| 51B       | Muscatine silt loam, 2 to 5 percent slopes        | 6.6   | 2.87  | 146    | 2e   |
| 86B       | Oско 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.