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LAND FOR SALE

430.04± Acres, Sangamon County, Illinois

OFFERED AT
\$7,525,700 or
\$17,500 per acre

Highlights:

- Excellent Yield History
- One Contiguous Tract/Highly Tillable
- Lease-free for 2026
- RCM Cooperative grain facility two miles from property



For additional information, please contact:

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Property Information

Property Description: Outstanding Opportunity to Acquire 430.04 Acres in a Single, Highly Tillable Parcel.

This productive farm boasts a 5-year average yield of 232 bushels/acre for corn and 77.8 bushels/acre for soybeans. The property is lease-free for the 2026 crop year. The building site of 2.29 acres consists of three operational grain bins and a 50-by-100-foot machine shed.

Directions to Property: The farm is situated just one mile west of Buffalo Hart, Illinois, with McLaughlin Road being the northern boundary and Cass Road bordering the south.

Legal Description: The West Fractional Half of Section Nineteen (19), Township Seventeen (17) North, Range Three (3) West of the Third Principal Meridian, also, a strip of land Twelve (12) feet wide, more or less, adjoining said tract on the North side thereof; (being the South 12 feet of the Southwest Fractional Quarter of Section 18, Township 17 North, Range 3 West; The East Twenty (20) acres of the Southeast Quarter of Section Twenty Four (24), Township (17) North, Range Four (4) West of the Third Principal Meridian All Situated in the County of Sangamon and State of Illinois containing 430.04 +/- acres.

Price: \$7,525,700 or \$17,500 per acre

Taxes: \$21,901.10

Buildings:

Machine Shed

- 50 by 100 feet
- Good condition

Corn Crib

- 30 by 50 feet

Grain Bins

- 1 - 20,000
- 2 - 10,000
- Good condition

Farm Data:

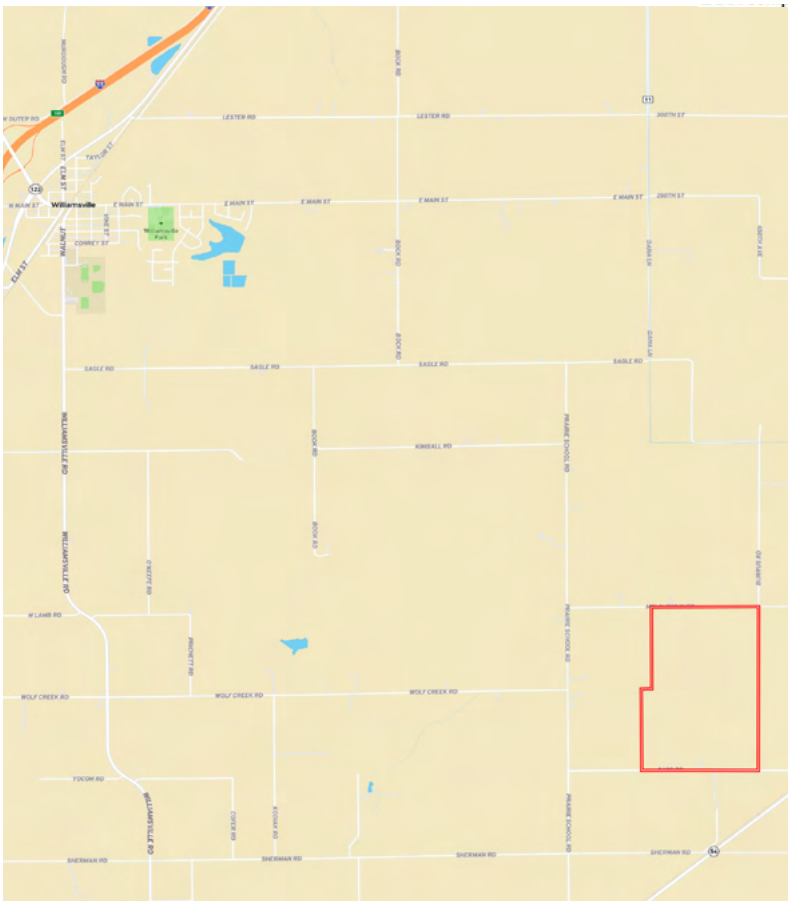
Cropland	413.53 acres
Non-crop	14.22 acres
Buildings	2.29 acres
Total	430.04 acres

FSA Information:

- 5 year corn average of 232 bushels/acre
- 5 year soybean average of 77.8 bushels/acre

Crops	Base Acres	Yield
Corn	410.5 acres	163 bushels
Soybeans	N/A	N/A

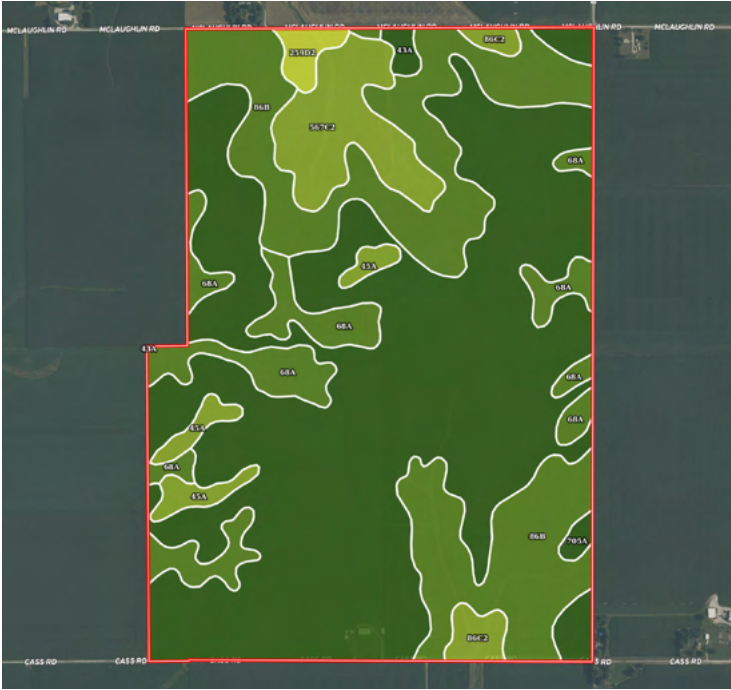
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	248.12	57.79	142	91	1
86B	Osco silt loam, 2 to 5 percent slopes	97.99	22.82	138	92	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	37.23	8.67	143	83	2w
567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	24.95	5.81	116	74	3e
45A	Denny silt loam, 0 to 2 percent slopes	8.77	2.04	118	71	3w
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	6.45	1.5	131	84	3e
259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	4.22	0.98	104	79	4e
705A	Buckhart silt loam, 0 to 2 percent slopes	1.63	0.38	142	96	1
TOTALS		429.36(*)	100%	138.63	88.93	1.53



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