

A-20382



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LAND FOR SALE

236.98± Acres, Logan County, Illinois

OFFERED AT
\$4,500,000

Highlights:

- Class A Soils
- Close to Grain Markets
- Open Tenancy for 2024

For additional information, please contact:

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Property Information

Location:

The farm is located one-half mile north of Beason, Illinois, laying northeast of the intersection of Township Road 2150E and IL Route 10.

Legal Description:

The SE1/4 and the S1/2 of the NE1/4, except 3.02 acres, of Section 27, T20N - R1W, Logan County, Illinois.

Property Description:

This farm has been owned by the same family for over 150 years. It has been well maintained and has an excellent production history. The previous 5-year corn average is 243 bushels per acre and the previous 5-year soybean average is 73 bushels per acre.

Farm Data:

Cropland	228.6 acres
Non-crop	<u>8.38 acres</u>
Total	236.98 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	115.5 acres	193 bushels
Soybeans	113.1 acres	56 bushels

2022 Taxes:

04-027-006-00 - \$8,157.80

04-027-002-00 - \$4,032.52

Price: \$4,500,000.00



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	112.05	47.4	143	83	2w
43A	Ipava silt loam, 0 to 2 percent slopes	57.65	24.39	142	91	1
737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	28.89	12.22	139	88	1
737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	13.16	5.57	138	88	2e
748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	8.03	3.4	141	84	2e
198A	Elburn silt loam, 0 to 2 percent slopes	6.96	2.94	143	91	1
159B	Pillot silt loam, 2 to 5 percent slopes	2.95	1.25	119	91	2e
748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	2.62	1.11	142	86	1
726A	Elburn silt loam, sandy substratum, 0 to 2 percent slopes	2.22	0.94	143	96	1
272A	Edgington silt loam, 0 to 2 percent slopes	1.86	0.79	124	86	2w
TOTALS		236.39(*)	100%	141.46	86.39	1.58



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.

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