Farmers National Company

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A-20383



SCAN THE QR CODE FOR MORE INFO!

LAND FOR SALE

303.11± Acres, Logan County, Illinois

OFFERED AT
$5,000,000

Highlights:

- Excellent Yield History
- Close to Grain Markets
- Open Tenancy for 2024

For additional information, please contact:

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Property Information

Location:
From Atlanta, Illinois, take the Beason-Atlanta blacktop south until you reach Township Road 2050 N. Turn east and travel one-half mile. The south portion of the farm will begin on the north side of the road.

Legal Description:
The NW 183.11 acres of Section 2, T20N, R1W, and the S1/2 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, T21N, R1W, Logan County, Illinois.

Property Description:
This farm has been owned by the same family for over 100 years. It has been well maintained and has an excellent production history. The previous 5-year corn average is 233 bushels per acre and the previous 5-year soybean average is 67 bushels per acre.

Improvements:
Shed, concrete block building and corn crib.

Farm Data:

Cropland	283.87 acres
Non-crop	14.24 acres
Buildings	5.00 acres
Total	303.11 acres

FSA Information:

	Base	Yield
Corn	147.1 acres	186 bushels
Wheat	14.2 acres	49 bushels
Soybeans	117.7 acres	50 bushels

2022 Taxes:
05-035-007-00 - $1,699.18
05-035-009-00 - $2,693.66
04-002-004-00 - $9,220.06

Price: $5,000,000.00







Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
199A	Plano silt loam, 0 to 2 percent slopes	82.23	26.9	142	91	1
171B	Catlin silt loam, 2 to 5 percent slopes	59.41	19.44	137	77	2e
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	58.29	19.07	128	72	3e
199B	Plano silt loam, 2 to 5 percent slopes	35.64	11.66	141	93	2e
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	22.81	7.46	126	87	3w
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	14.6	4.78	126	82	3e
148B	Proctor silt loam, 2 to 5 percent slopes	10.62	3.47	132	88	2e
191A	Knight silt loam, 0 to 2 percent slopes	5.6	1.83	121	85	2w
198A	Elburn silt loam, 0 to 2 percent slopes	3.41	1.12	143	91	1
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	2.83	0.93	132	82	3e
68A	Sable silty clay loam, 0 to 2 percent slopes	2.65	0.87	143	83	2w
43A	Ipava silt loam, 0 to 2 percent slopes	2.6	0.85	142	91	1
749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	2.05	0.67	141	92	2e
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	1.99	0.65	112	59	3e
618F	Senachwine silt loam, 18 to 35 percent slopes	0.42	0.14	75	16	6e
622D2	Wyanet silt loam, 10 to 18 percent slopes, eroded	0.3	0.1	104	54	4e
W	Water	0.21	0.07	0	-	8w
TOTALS		305.66(*)	100%	135.05	83.39	2.05



Concrete Block Building



Corn Crib



Shed

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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