

LAND FOR SALE

293.5+/- Acres, Iroquois County, Illinois
Offered at \$8,500 Per Acre

Highlights:

- Highly productive soils
- Mostly tillable
- Great road access

A-30788

Property Location: Two miles south-east of Milford, Illinois, at southwest corner of County Road 700N and 2400E.

For additional information, please contact:

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Legal Description: Part of the S1/2 of the SE 1/4 of Section 24, The SW 1/4 of Section 25, the S 1/2 of the NW 1/4 of Section 25, and part of the E 1/2 of Section 25, all in Township 25 North, Range 12 west of the 2nd PM, situated in Milford Township, Iroquois County, Illinois containing 293.5 acres more or less

Property Description: Excellent Iroquois County farmland. Nearly 100% tillable. Final purchase price will be based off surveyed acres.

2018 Taxes: \$9,060 or \$30.87 per acre

Farm Data:

Cropland 293.5 acres
Total 293.5 acres
• Will divide after survey

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	307.7 acres	148 bushels
Soybeans	295.2 acres	47 bushels

• Will divide after survey



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
59A	Lisbon silt loam, 0 to 2 percent slopes	134.9	45.01	136	-
69A	Milford silty clay loam, 0 to 2 percent slopes	160.0	53.37	128	-
293A	Andres silt loam, 0 to 2 percent slopes	4.8	1.62	135	-
TOTALS		299.7	100%	131.71	-

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.