

# LAND FOR SALE

**160+/- Acres, Vermilion County, Illinois  
Offered at \$992,000**

**Highlight Features:**

- Open lease for 2018
- Good productive soil types for local area

L-1800264

**Property Location:** Three miles south and one and half mile west East Lynn, Illinois.

**Legal Description:** The Southeast Quarter of Section 28, Township 23 North, Range 13 West of the 2nd P.M., situated in Vermilion County, Illinois



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# Property Information

**Property Description:** Productive cropland comprised of Bryce, Swygert, Ashkum, Elliott, Varna soil types. Access to the properties are located on the south and west sides of the property with access to a county highway very close.

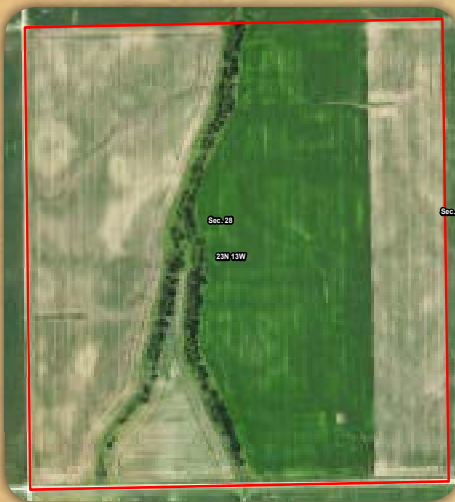
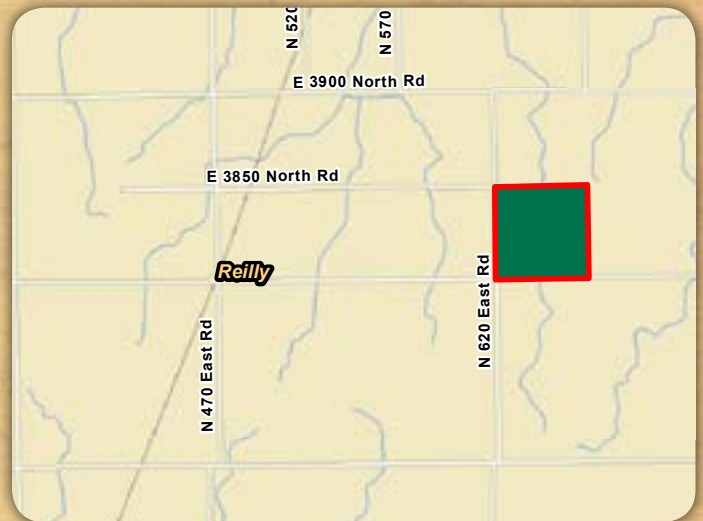
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	75.0 acres	126 bushels
Soybeans	68.3 acres	41 bushels

## Farm Data:

Cropland	150.20 acres
Non-crop	2.90 acres
Other	<u>6.90 acres</u>
Total	160.00 acres

**CRP:** There are 6.9+/- acres enrolled in a CRP contract due to expire September 2024. Annual payment of \$1,581 per acre.



MAP SYMBOL	NAME	NON-IRR LCC	PRODUCTIVITY INDEX	CORN YIELD	BEANS YIELD	ACRES
235A	Bryce silty clay, 0 to 2 percent slopes	IIIw	121	162	54	79.0
91A	Swygert silty clay loam, 0 to 2 percent slopes	IIw	118	158	52	73.7
91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	Ile	110	147	48	5.8
<b>TOTAL</b>			<b>119.2</b>	<b>159.6</b>	<b>52.9</b>	<b>158.5</b>

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