

LAND FOR SALE

**285.7+/- Acres, Vermilion County, Illinois
Offered at \$1,171,657**

Highlight Features:

- Established hardwood ready for harvest, with future potential
- Great return potential on tillable acres 104.04+/- Acres
- Near Middle Fork State Fish & Wildlife Area
- Lease free for 2019

L-1900055

Property Location: Three miles south and two and a half miles east of Potomac, Illinois.

Legal Description: Long legal on file, contact agent for details.



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For additional information, please contact:

Phillip Poppe, Agent

Saybrook, Illinois

Phone: (815) 848-8121

PPoppe@FarmersNational.com

www.FarmersNational.com/PhillipPoppe



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Property Information

Property Description: This rare find of property in east central Illinois allows for recreational, timber management, and crop farming all within the same property. The farms boarded next to the Middle Fork State park, which also has the Middle Fork River running along side the farm. The farm consists of 104 tillable acres along with approximately 180 acres of Timber ground that has been appraised with great potential.

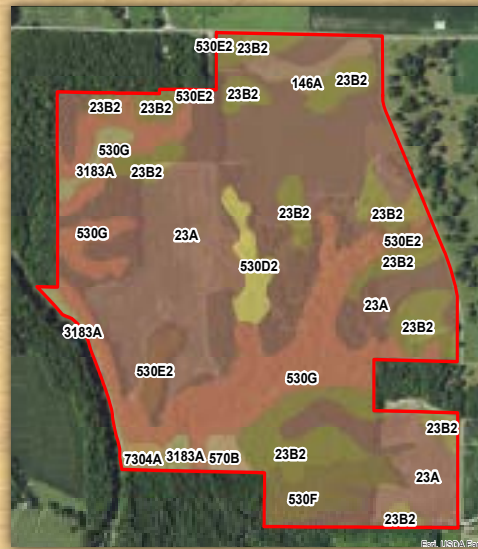
Farm Data:

Cropland 104.04 acres
 Other 1.75 acres
 Timber 179.98 acres
 Total 285.77 acres

Taxes: \$3,392.07

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	60.9 acres	117 bushels
Soybeans	24.7 acres	39 bushels
Wheat	14.1 acres	41 bushels



MAP SYMBOL	SOIL NAME	PRODUCTIVITY INDEX	CORN YIELD	BEANS YIELD	ACRES
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	105	139	47	125.9
530G	Ozaukee silt loam, 30 to 70 percent slopes	52	72	23	49.8
23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	100	132	45	46.0
530F	Ozaukee silt loam, 20 to 30 percent slopes	87	120	38	9.4
530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	89	123	39	5.9
3183A	Shaffton loam, 0 to 2 percent slopes, frequently flooded	116	155	51	5.6
530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	101	140	44	5.2
146A	Elliott silt loam, 0 to 2 percent slopes	125	168	55	4.0
570B	Martinsville silt loam, 2 to 5 percent slopes	113	153	49	2.2
7304A	Landes fine sandy loam, 0 to 2 percent slopes, rarely flooded	100	135	45	1.6
Total		93.3	124.5	41.6	255.8

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.