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LAND FOR SALE

82.71± Acres, Douglas County, Illinois

OFFERED AT
\$1,409,130

Highlights:

- Open Lease for 2024
- Good road access to highway and local grain markets in the area
- Additional 52.47 acres (adjacent to farm) offered for individual sale



For additional information, please contact:
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Property Information

Directions to Property:

From the town of Camargo, head south on State Highway 130 for one mile. The subject property is located on the west side of the road.

Legal Description:

Government lot 1, and the West half of the South 15 acres of the West half of Government lot 2, all in the Northeast Quarter of Section 3, Township 15 N, Range 9 east of the 3rd P.M., Douglas County, Illinois.

Property Description:

This productive farm ground is located along State Highway 130 in Douglas County, Illinois. This property consists mainly of Drummer and Camden soil types with good production levels.

Farm Data:

| | |
|----------|-------------|
| Cropland | 81.73 acres |
| Non-crop | 0.98 acres |
| Total | 82.71 acres |

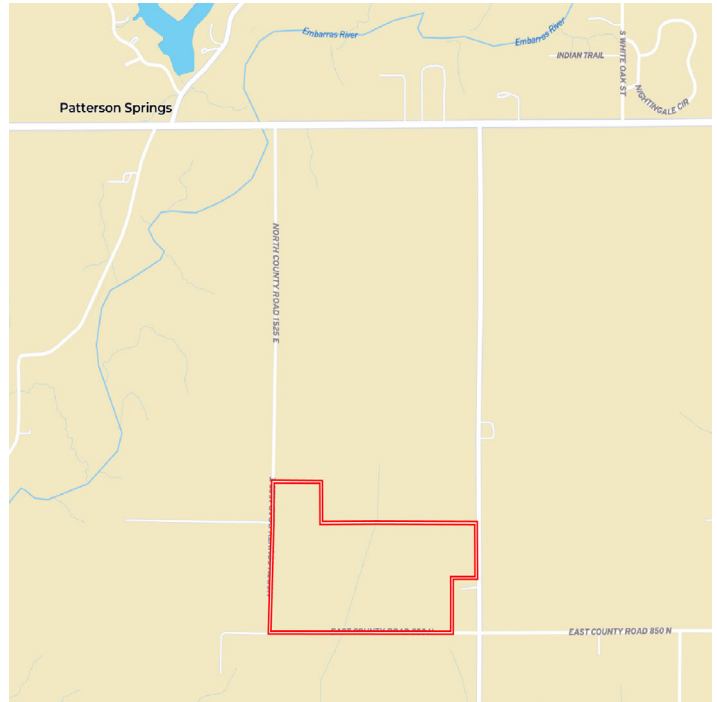
FSA Information:

| | | |
|----------|-------------|--------------|
| | <u>Base</u> | <u>Yield</u> |
| Corn | 41.10 acres | 157 bushels |
| Soybeans | 40.08 acres | 53 bushels |

Taxes:

• \$2,966.50

Property Location Map



Soils Map



Soils Description

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | PI | NCCPI | CAP |
|-----------|--|----------|-------|--------|-------|------|
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 30.38 | 36.73 | 144 | 83 | 2w |
| 134B | Camden silt loam, 2 to 5 percent slopes | 16.37 | 19.79 | 117 | 91 | 2e |
| 330A | Peotone silty clay loam, 0 to 2 percent slopes | 9 | 10.88 | 123 | 58 | 3w |
| 242A | Kendall silt loam, 0 to 2 percent slopes | 8.83 | 10.68 | 125 | 87 | 2w |
| 802D | Orthents, loamy, undulating | 7.4 | 8.95 | 0 | 72 | 4e |
| 132A | Starks silt loam, 0 to 2 percent slopes | 6.75 | 8.16 | 119 | 89 | 2w |
| 570B | Martinsville silt loam, 2 to 5 percent slopes | 2.2 | 2.66 | 112 | 80 | 2e |
| 136A | Brooklyn silt loam, 0 to 2 percent slopes | 1.79 | 2.16 | 112 | 81 | 2w |
| TOTALS | | 82.72(*) | 100% | 117.89 | 81.68 | 2.29 |

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.