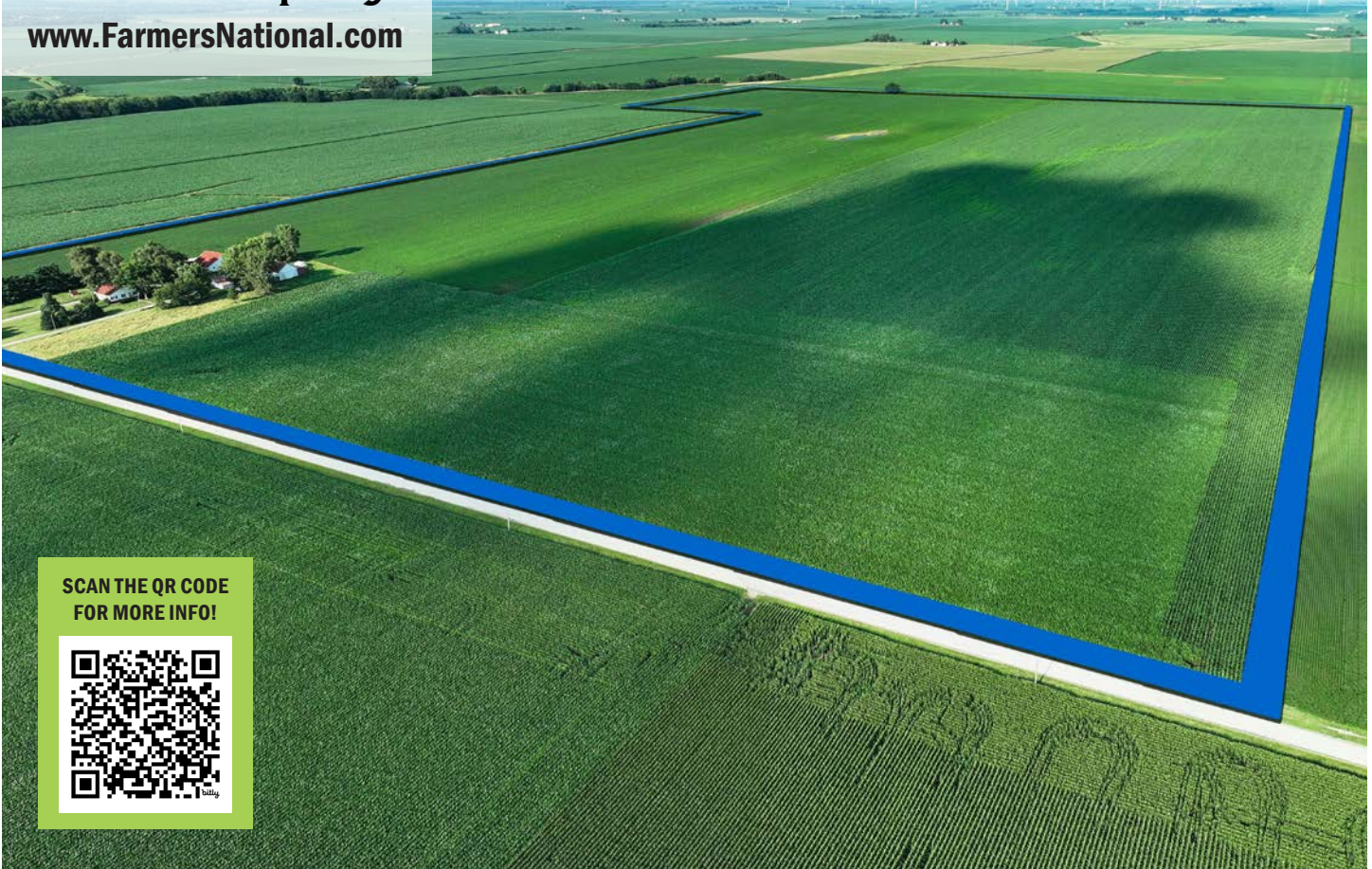




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L-2400412



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LAND FOR SALE

1,336± Acres, Logan and Sangamon County, Illinois

Highlights:

- Excellent high quality farmland
- Close to major grain facilities
- All tracts lease free for 2025 crop year



For additional information, please contact:

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(217) 827-9300
MLangen@FarmersNational.com



Tom Peters, AFM/Agent
(217) 891-8137
TPeters@FarmersNational.com

Property Information

Directions to Property:

Tract 1: Corner of Gass Road & Thayer Road, 1/2 mile south of Lowder, Illinois, Sangamon County

Tract 2: 1.5 miles north of Route 10 on 2000 E Road, Lincoln, Illinois, Logan County

Tract 3: One mile north of Rte 10 on 2000 E Road, then 3/4 mile east on 1700 N Road, Lincoln, Illinois, Logan County

Tract 4 and Tract 5: Intersection of Interstate 55 and Route 104, Divernon, Illinois, Sangamon County.

Tract 6: One mile east of I-55 on E Divernon Road, then 1/4 mile south on Henkel Creek Road, Divernon, Illinois, Sangamon County

Tract 7: One mile east of I-55 at corner of Old Rte 66 and Glenarm Road, Glenarm, Illinois Sangamon County.

Farm Data:

Tract 1:

Cropland	151.72 acres
Non-crop	<u>2.95 acres</u>
Total	154.67 acres

Tract 2:

Cropland	176.30 acres
Buildings	<u>3.32 acres</u>
Total	179.62 acres

Tract 3:

Cropland	78.76 acres
Non-crop	<u>1.24 acres</u>
Total	80.00 acres

Tract 4:

Cropland	72.27 acres
Non-crop	<u>6.39 acres</u>
Total	78.66 acres

Tract 5:

Cropland	229.06 acres
Non-crop	56.88 acres
Grass Strip	<u>21.15 acres</u>
Total	307.09 acres

Tract 6:

Cropland	240.21 acres
Non-crop	<u>0.26 acres</u>
Total	240.47 acres

Tract 7:

Cropland	286.44 acres
Non-crop	<u>8.87 acres</u>
Total	295.31 acres

Legal Descriptions:

Tract 1:

Sangamon 33-25.0-300-002 17.43 PT SW LYING SW RR 25-13-7

Sangamon 33-26.0-400-001 40.00 W PT N ½ SE 26-13-7

Sangamon 33-26.0-400-002 17.24 E PT N ½ SE LYING SW RR 26-13-7

Sangamon 33-26.0-400-004 80.00 S ½ SE 26-13-7

Tract 2:

Logan 04-021-002-00 59.62 4-190 S21 T20 R1 EX N 16.5 FT W 60 A NE.

Logan 04-021-003-00 120.00 4-191 S21 T20 R1 S 120 A NW.

Tract 3:

Logan 04-028-001-00 80.00 4-238 S28 T20 R1 E 1/2 NE.

Tract 4:

Sangamon 35-09.0-400-007 78.66 PT N ½ SE ¼ EX W 150' OF S 150' OF N 230' 9-13-5

Tract 5:

Sangamon 35-10.0-400-002 305.09 EX RR, S1/2 10-13-5

Sangamon 35-15.0-100-001 2.00 2 A LYING ACROSS N LINE SEC. 15-13-5

Tract 6:

Sangamon 35-22.0-200-004 56.43 W PT S ½ NE ¼ 22-13-5

Sangamon 35-22.0-400-003 66.51 PT E ½ SE ¼ & PT E ½ NE ¼ 22-13-5

Sangamon 35-22.0-400-004 112.53 W PT SE ¼ 22-13-5

Sangamon 35-22.0-400-005 5.00 N 637' of S 2246' of E 342' of E ½ SE ¼ 22-13-5

Tract 7:

Sangamon 29-26.0-300-001 159.02 SW ¼ 26-14-5

Sangamon 29-26.0-400-011 131.20 PT SE ¼ 26-14-5

Sangamon 29-35.0-200-015 5.09 PT NE ¼ NW ¼ & PT NW ¼ NE ¼ N OF RTE 29 35-14-5

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.

Price:

- Tract 1:** \$2,900,100.00 | 154.67 acres
- Tract 2:** \$3,457,700.00 | 179.62 acres
- Tract 3:** \$1,380,000.00 | 80 acres
- Tract 4:** \$1,455,200.00 | 78.66 acres
- Tract 5:** \$3,608,300.00 | 307.09 acres
- Tract 6:** \$5,290,300.00 | 240.47 acres
- Tract 7:** \$5,758,500.00 | 295.31 acres

Taxes:

- Tract 1:** \$8,197.46
- Tract 2:** \$10,579.42
- Tract 3:** \$3,645.66
- Tract 4:** \$3,158.34
- Tract 5:** \$8,255.40
- Tract 6:** \$11,007.86
- Tract 7:** \$13,545.98

Improvements:

Tract 2: Quality farm house with old barn and crib.

FSA Information:

Tract 1:		
	Base	Yield
Corn	150.90 acres	165 bushels

Tract 2:		
	Base	Yield
Corn	176.30 acres	162 bushels
Soybeans	176.30 acres	49 bushels

Tract 3:		
	Base	PLC Yield
Corn	78.60 acres	162 bushels
Soybeans	78.60 acres	49 bushels

Tract 4:		
	Base	PLC Yield
Corn	72.00 acres	161 bushels
Soybeans	72.00 acres	49 bushels

Tract 5:		
	Base	PLC Yield
Corn	249.60 acres	161 bushels
Soybeans	249.60 acres	49 bushels

Tract 6:		
	Base	PLC Yield
Corn	240.20 acres	180 bushels

Tract 7:		
	Base	PLC Yield
Corn	259.20 acres	175 bushels



Tract 1:



Aerial Map

Soil Map

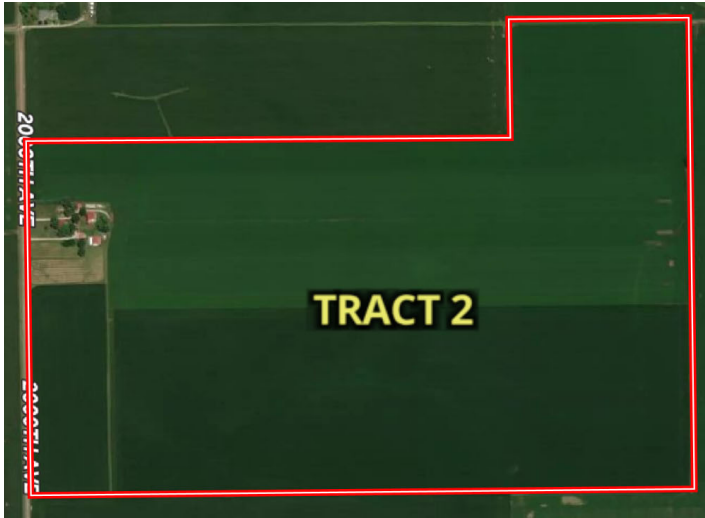


SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
50A	Virden silty clay loam, 0 to 2 percent slopes	72.3	46.71	138	81	2w
43A	Ipava silt loam, 0 to 2 percent slopes	67.84	43.82	142	91	1
112A	Cowden silt loam, 0 to 2 percent slopes	14.66	9.47	117	90	2w
TOTALS		154.8(*)	100%	137.76	86.23	1.56

Tract 2:



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	108.44	60.62	142	91	1
68A	Sable silty clay loam, 0 to 2 percent slopes	18.33	10.25	143	83	2w
737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	15.8	8.83	139	88	1
272A	Edgington silt loam, 0 to 2 percent slopes	14.57	8.14	124	86	2w
138A	Shiloh silty clay loam, 0 to 2 percent slopes	7.77	4.34	130	70	2w
748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	5.34	2.99	142	86	1
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.95	2.21	139	85	2w
748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	3.82	2.14	141	85	2e
737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	0.84	0.47	138	88	2e
TOTALS		178.86(*)	100%	139.72	88.16	1.28

Tract 3:



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	34.2	42.79	142	91	1
748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	18.53	23.19	141	85	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	8.7	10.89	143	83	2w
748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	7.88	9.86	142	86	1
737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	5.1	6.38	139	88	1
272A	Edgington silt loam, 0 to 2 percent slopes	2.77	3.47	124	86	2w
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.74	3.43	139	85	2w
TOTALS		79.92(*)	100%	140.96	87.67	1.41

Tract 4:



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
50A	Viriden silty clay loam, 0 to 2 percent slopes	37.14	48.0	138	81	2w
43A	Ipava silt loam, 0 to 2 percent slopes	32.59	42.12	142	91	1
45A	Denny silt loam, 0 to 2 percent slopes	4.98	6.44	118	71	3w
249A	Edinburg silty clay loam, 0 to 2 percent slopes	2.68	3.46	127	62	3w
TOTALS		77.39(*)	100%	138.03	83.92	1.68

Tract 5:



Aerial Map

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
127B	Harrison silt loam, 2 to 5 percent slopes	79.2	25.57	129	83	2e
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	68.99	22.27	136	72	3w
259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	52.21	16.85	111	88	3e
43A	Ipava silt loam, 0 to 2 percent slopes	50.21	16.21	142	91	1
119D3	Elco silty clay loam, 10 to 18 percent slopes, severely eroded	39.89	12.88	88	45	4e
119D2	Elco silt loam, 10 to 18 percent slopes, eroded	9.99	3.23	97	52	3e
705B	Buckhart silt loam, 2 to 5 percent slopes	3.51	1.13	141	93	2e
127C2	Harrison silt loam, 5 to 10 percent slopes, eroded	2.11	0.68	121	78	3e
50A	Virден silty clay loam, 0 to 2 percent slopes	1.99	0.64	138	81	2w
705A	Buckhart silt loam, 0 to 2 percent slopes	1.64	0.53	142	96	1
TOTALS		309.7 4(*)	100%	123.5 2	76.93	2.52

Tract 6:



Aerial Map

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	148.2	61.69	142	91	1
50A	Virden silty clay loam, 0 to 2 percent slopes	67.66	28.17	138	81	2w
127B	Harrison silt loam, 2 to 5 percent slopes	17.51	7.29	129	83	2e
46A	Herrick silt loam, 0 to 2 percent slopes	6.85	2.85	133	86	2w
TOTALS		240.2 2(*)	100%	139.6 7	87.46	1.38

Tract 7:



Aerial Map

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	121.37	40.4	142	91	1
50A	Virden silty clay loam, 0 to 2 percent slopes	84.16	28.01	138	81	2w
86B	Osco silt loam, 2 to 5 percent slopes	76.85	25.58	138	92	2e
127C2	Harrison silt loam, 5 to 10 percent slopes, eroded	10.41	3.47	121	78	3e
705B	Buckhart silt loam, 2 to 5 percent slopes	2.31	0.77	141	93	2e
259D2	Assumption silt loam, 10 to 18 percent slopes, eroded	2.18	0.73	104	79	4e
138A	Shiloh silty clay loam, 0 to 2 percent slopes	1.78	0.59	130	70	2w
119D	Elco silt loam, 10 to 18 percent slopes	1.09	0.36	102	57	3e
119D2	Elco silt loam, 10 to 18 percent slopes, eroded	0.25	0.08	97	52	3e
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.01	0.0	136	72	3w
TOTALS		300.41(*)	100%	138.59	87.65	1.65

Notes:

LAND FOR SALE

1,336± Acres, Logan and Sangamon County, Illinois



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