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LAND FOR SALE

424.62± Acres, Logan County, Illinois

PRICE REDUCED
\$5,300,000

Highlights:

- Productive Farm with a PI of 133
- Large Contiguous Tract
- Very Good Yield History

For additional information, please contact:

Thadd Fosdick, AFM, Broker | (815) 867-6915

Principal Real Estate Office - Arcola, Illinois

TFosdick@FarmersNational.com

Property Information

Directions to Property:

From Chestnut, IL, take 950th Street west for 1.5 miles to 2000 Avenue. The farm is located north of Salt Creek.

Legal Description:

Property Tax Id numbers 03-028-007-10, 03-033-001-00, 03-033-004-00 Located in S28 and S33 in T19 R1

Property Description:

The Coddington Trust offers approximately 424.62 acres of mostly prime Class A tillable farmland, with some timber along Salt Creek. This is a great opportunity to acquire a large contiguous tract in Logan County. A utility line runs across the east portion of the farm. The farm is lease-free for the 2026 growing season, and the new buyer will be granted possession after closing. The farm's 10 year yield history is 205 for corn and 73 for soybeans.

Farm Data:

Cropland	363.20 acres
Non-crop	<u>61.42 acres</u>
Total	424.62 acres

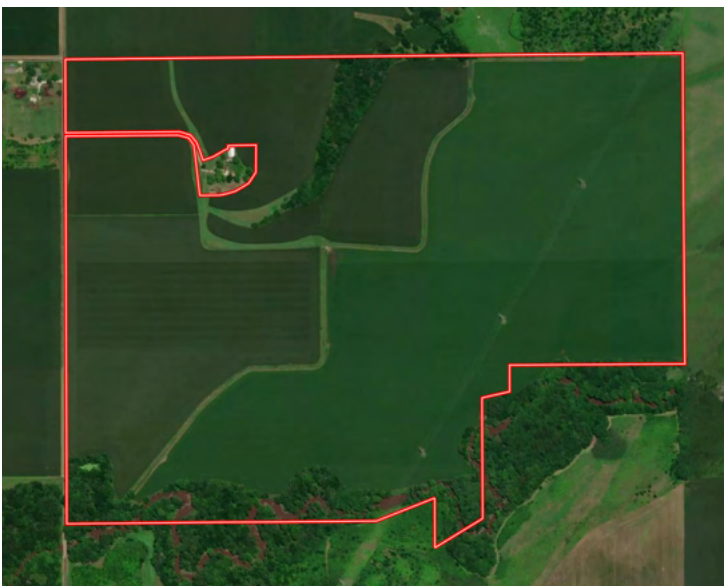
FSA Information:

	Base Acres	Yield
Corn	226.6	168
Corn	127.8	51

Taxes:

- \$17,927.50

Aerial Map



Property Location



Soil Map



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.

| Boundary 419.55 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	136.15	32.45	139	63	3w
199A	Plano silt loam, 0 to 2 percent slopes	60.18	14.34	142	91	1
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	38.53	9.18	140	87	3w
199B	Plano silt loam, 2 to 5 percent slopes	24.97	5.95	141	93	2e
43A	Ipava silt loam, 0 to 2 percent slopes	15.86	3.78	142	91	1
191A	Knight silt loam, 0 to 2 percent slopes	14.16	3.38	121	85	2w
3405A	Zook silty clay loam, 0 to 2 percent slopes, frequently flooded	12.57	3.0	116	50	3w
199C2	Plano silt loam, 5 to 10 percent slopes, eroded	11.34	2.7	132	82	3e
243B	St. Charles silt loam, 2 to 5 percent slopes	10.82	2.58	121	89	2e
7198A	Elburn silt loam, 0 to 2 percent slopes, rarely flooded	10.21	2.43	143	92	1
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	9.33	2.22	139	67	3w
198A	Elburn silt loam, 0 to 2 percent slopes	8.22	1.96	143	91	1
86B	Oско silt loam, 2 to 5 percent slopes	7.71	1.84	138	92	2e
17A	Keomah silt loam, 0 to 2 percent slopes	7.66	1.83	119	90	2w
36C2	Tama silt loam, 5 to 10 percent slopes, eroded	7.54	1.8	129	86	3e
W	Water	6.89	1.64	0	-	8w
257A	Clarksdale silt loam, 0 to 2 percent slopes	6.68	1.59	128	92	1
68A	Sable silty clay loam, 0 to 2 percent slopes	6.11	1.46	143	83	2w
279B	Rozetta silt loam, 2 to 5 percent slopes	6.1	1.45	118	87	2e
898F2	Hickory-Sylvan complex, 18 to 35 percent slopes, eroded	4.99	1.19	69	17	6e
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	4.08	0.97	112	82	3e
243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	4.04	0.96	113	84	3e
705A	Buckhart silt loam, 0 to 2 percent slopes	2.69	0.64	142	96	1
861D2	Princeton-Bloomfield fine sands, 7 to 15 percent slopes, eroded	1.25	0.3	87	64	4e
3077A	Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	1.16	0.28	143	92	3w
279D2	Rozetta silt loam, 10 to 18 percent slopes, eroded	0.31	0.07	104	77	3e
TOTALS		419.55(*)	100%	133.22	76.6	2.44



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