



**FARMERS
NATIONAL**
C O M P A N Y

L-2600488



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

205.05± Acres, Piatt County, Illinois

OFFERED AT
\$3,600,000

Highlights:

- Average PI of 138.2
- Strong, consistent yields, with a seed corn - soybean rotation over the last 5 years
- Extensive Tile System with map



For additional information, please contact:

Patrick Gooding, AFM/Broker | (217) 607-0118 or (217) 369-6335
PGooding@FarmersNational.com

Property Information

Directions to Property: Travel South out of Mansfield on County Highway 2 and the farm is located on the East side of the road.

Legal Description: Parts of Sections 10, 11, 14, and 15, T20N - R6E Piatt Co. Illinois

Property Description: High quality Piatt County Farmland located just South of Mansfield, Illinois.

Farm Data:

Cropland	208.3 acres
Total	208.3 acres

FSA Information:

Tract 3254	Base	Yield
Corn	62.7 acres	173 bushels
Soybeans	8.8 acres	57 bushels

Tract 4595	Base	Yield
Corn	46.05 acres	173 bushels

Tract 4598	Base	Yield
Corn	80.3 acres	173 bushels

Yield Information:

2021	Commercial Corn	266 Bu/A
2022	Soybeans	72 Bu/A
2023	Seed Corn	250 Bu/A
2023	Soybean Isolation	80 Bu/A
2024	Soybeans	77 Bu/A
2025	Seed Corn	311 Bu/A
2025	Soybean Isolation	68 Bu/A

Taxes:

02-10-20-006-007-01	\$335.14
02-10-20-006-007-00	\$4,776.76
02-15-20-006-001-00	\$3,930.48
02-14-20-006-004-02	\$1,328.42
02-11-20-006-004-21	\$2,962.62

Price:

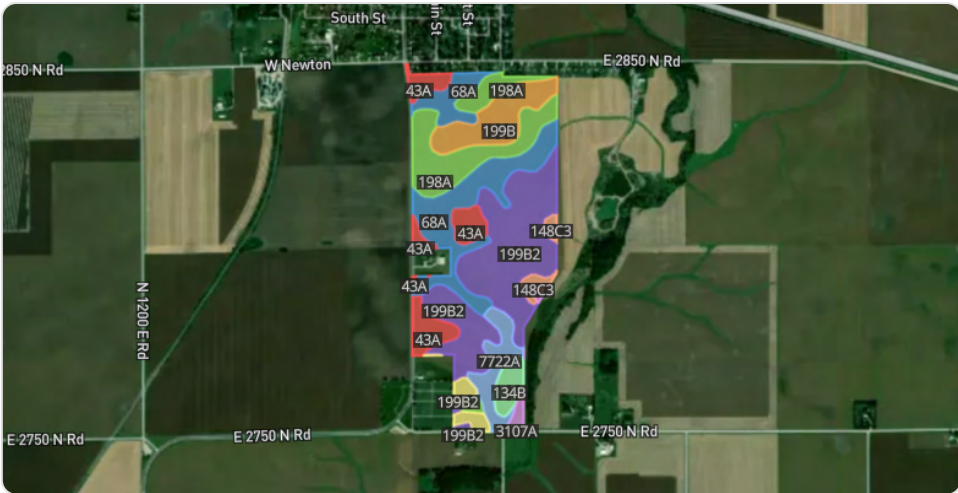
\$3,600,000

Aerial 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.

Soil Map



Total PI: 138.2

Soil Code	Soil Description	% of Map	Acres	PI
199B2	Plano silt loam, 2 to 5 percent slopes, eroded	32.10%	65.90	135
68A	Sable silty clay loam, 0 to 2 percent slopes	19.60%	40.33	143
198A	Elburn silt loam, 0 to 2 percent slopes	15.50%	31.77	143
199B	Plano silt loam, 2 to 5 percent slopes	9.60%	19.79	141
43A	Ipava silt loam, 0 to 2 percent slopes	8.80%	18.04	142
7722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes, rarely flooded	5.90%	12.06	138
134B	Camden silt loam, 2 to 5 percent slopes	3.00%	6.24	117
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	2.40%	4.86	126
148C3	Proctor silty clay loam, 5 to 10 percent slopes, severely eroded	2.00%	4.04	115
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	1.10%	2.34	125





SCAN THE QR CODE
FOR MORE INFO!



FARMERS NATIONAL
COMPANY

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**