

# Farmland For Sale

160 Acres (m/l) Located in  
Shiloh Township  
Edgar County, Illinois

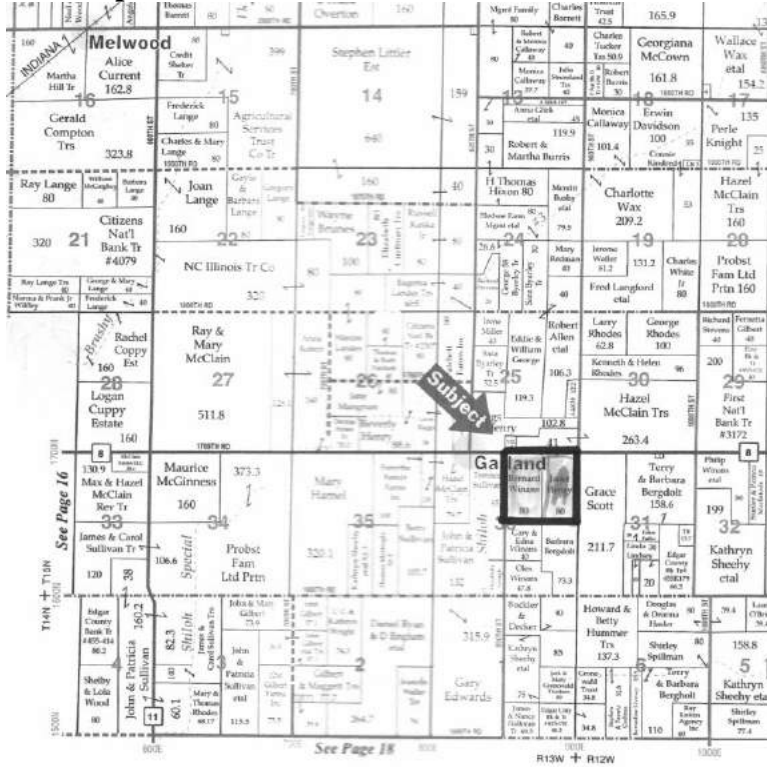


**Martin Real Estate & Appraisals**  
**Chris Martin, Broker (217) 251-8561 or 465-6434**

## General Information:

The subject property is unimproved; it has a depression to slightly rolling topography.

## Plat Map:



## Real Estate Tax Information:

Parcel No.	Acres	2018 Assessment	2018 Taxes (Payable 19)	Tax Per Acre
12-07-36-200-006	45.0	\$19,530	\$1,365.68	\$30.35
12-07-36-200-004	35.0	\$22,030	\$1,493.20	\$42.66
12-07-36-200-005	40.0	\$12,300	\$895.08	\$22.38
12-07-36-200-003	<u>40.0</u>	<u>\$23,340</u>	<u>\$1,590.76</u>	<u>\$39.77</u>
Total	160.0	\$77,200	\$5,344.72	\$33.40

Courthouse listed 156.19 as tillable (seeded low), we estimated 158 acres.

**Acresage Recap: (ESTIMATED)**

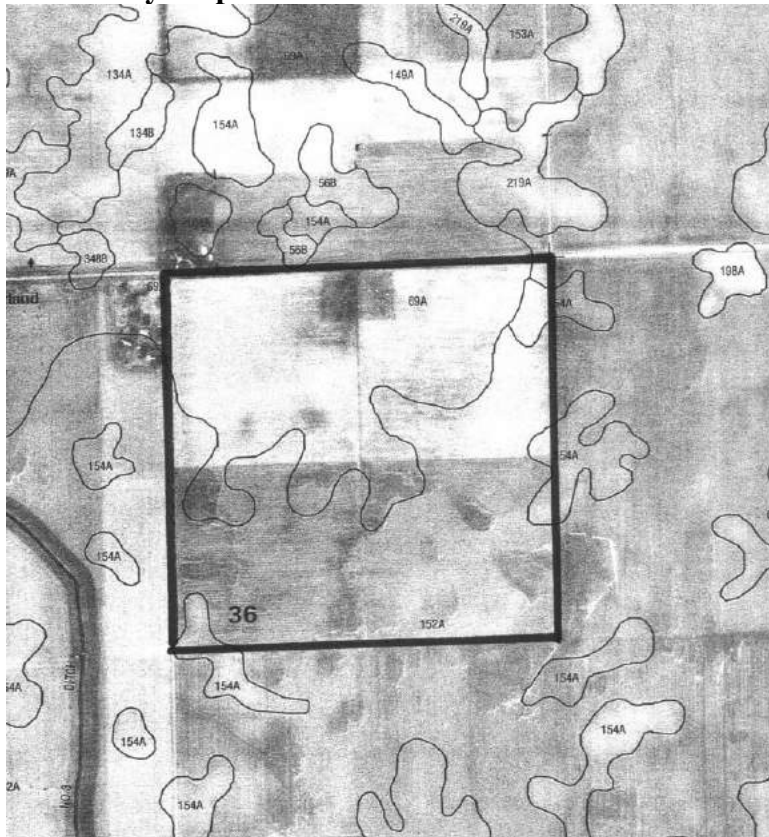
Class I Tillable	86.70 Acres
Class II Tillable	71.30 Acres
Non-Tillable	2.00 Acres
Total Acreage	160.00 Acres

**Soils Summary Table**

Soil Type	Productivity Index (Old/New)	Percentage of Soil Type on Farm
152 Drummer Silty Clay Loam	150/144	51.7%
154 Flanagan Silt Loam	160/144	3.2%
69 Milford Silty Clay Loam	135/128	45.1%

Productivity Index Rating 143.9/136.7

**Soil Survey Map:**



**Aerial Photo:**



January 25, 2020

Fig

**Sale Terms:**

**List Price:** Total - \$1,664,000 or \$10,400 per acre.

**Procedure:** The farm is being offered as one tract, at this time.

**Terms & Title:** Five Percent (5%) down payment will be required with an executed purchase contract, on the date of sale. Balance due at closing.

Seller will furnish a title policy in the amount of the purchase price, subject to usual and customary exceptions.

**Taxes:** Seller will pay the 2019 Real Estate Taxes, payable in 2020, with a credit at closing, based on the 2018 taxes. All subsequent Real Estate Taxes to be paid by the buyer, depending on close date.

**Possession:** Negotiable to a point, depending on the weather.

Disclosure: Announcements on the sale date take precedence over printed material or oral information. The information contained in this brochure is considered to be accurate. Information is subject to verification and no liability for errors or omissions is assumed.