



Farm For Sale



Spencer Farmland
110.0 +/- acres
White County, Illinois



Brennen T. Kraft, Broker

Brennen.Kraft@FirstIllinoisAgGroup.com

225 N Water St
Decatur, IL 62523

217.521.9796

**FIRST ILLINOIS
AG GROUP**



www.FirstIllinoisAgGroup.com

Spencer Farmland Sale

General Description

Offered for sale is 110.0+/- acres of tillable land located 2.5 miles southeast of Crossville, IL. The tillable soil types include Harco silt loam, Patton silty clay loam, Bloomfield fine sand, Uniontown silt loam, Alford silt loam, with an overall tillable soil productivity index of 120.2. The tract is accessible from the south off Co Rd 1720 N and from the east off County Highway 4. 2.5 acre building site is excluded

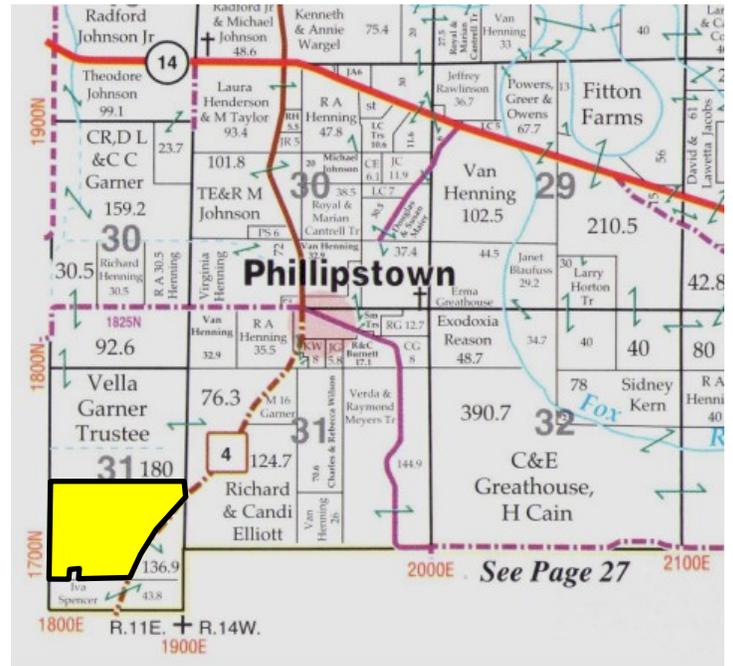
Locally known as the Spencer Farm, Tract 9 is being offered along with ten other tracts for a total of 960+/- acres. Look for the For Sale signs by each tract for sale. Visit our website for more information on this 110.0 +/- tract as well as the remaining tracts.

This tract is being offered at \$10,000 per acre. This is an excellent opportunity to add to your farming or investment portfolio.

Please contact Brennen T. Kraft at 217-521-9796 for more information on this tract of Southern Illinois land. www.FirstIllinoisAgGroup.com

Plat of Auction Property - White County, IL

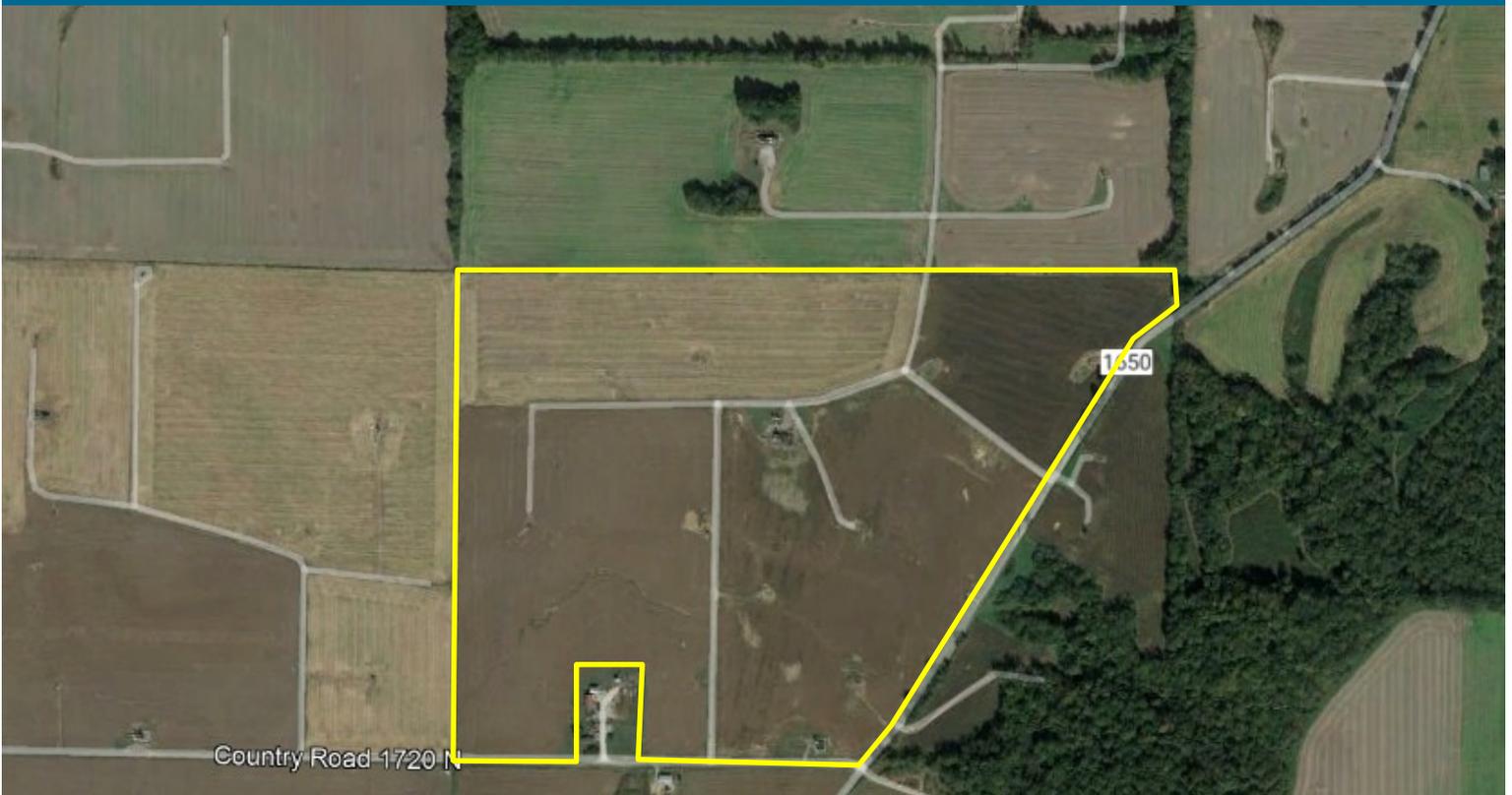
Phillips Township - Section 31, T 4S, R 11E



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AERIAL MAP OF SALE PROPERTY

Property lines are approximate.



Brennen Kraft, Broker - (217) 521-9796

SOILS/PRODUCTIVITY INDEX RATING

TERMS AND TITLE

An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type	Corn Bu/A	Soy Bu/A	P.I.	%
484A	Harco silt loam, 0-2% slopes	190	61	140	21.6
142A	Patton silty clay loam, 0-2% slopes	178	58	132	14.7
142A+	Patton silt loam, 0-2% slopes	178	58	132	12.5
53C	Bloomfield fine sand, 5-10% slopes	112	36	82	12.0
482B2	Uniontown silt loam, 2-5% slopes, eroded	153	48	111	11.7
482B	Uniontown silt loam, 2-5% slopes,	159	50	116	11.6
308B2	Alford silt loam, 2-5% slopes, eroded	159	48	115	7.1
308C2	Alford silt loam, 5-10% slopes, eroded	155	47	113	4.5
308B	Alford silt loam, 2-5% slopes	165	50	120	2.3
53B	Bloomfield fine sand, 1-5% slopes	114	37	84	1.6
482C2	Uniontown silt loam, 5-10% slopes,	150	47	109	0.4
Weighted Average		163.8	52.2	120.2	

List Price

\$10,000 Per Surveyed Acre
(\$1,079,300 Total Price)

Procedure

This property is being offered as a single tract.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

Title Policy/Minerals

The Buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be retained with the seller.

Possession and Tenancy

Possession will be granted as soon as 2022 crop has been harvested or November 30, 2022 whichever occurs first. The seller is retaining 100% of the 2022 crop. The farm is open for 2023. Brian Atteberry and Jeff Young have been leasing the property and would appreciate the opportunity to continue in that capacity.

Real Estate Taxes

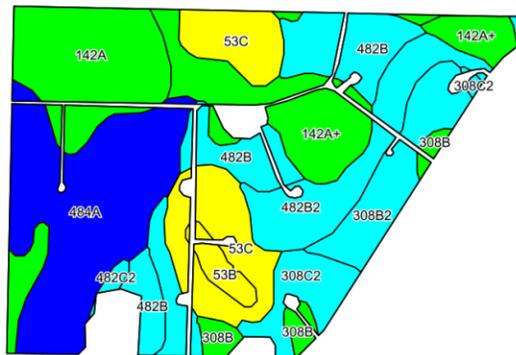
Seller will provide a credit at closing for 2022 real estate tax payable 2023.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.



FSA DATA

Farm No: 3025 Tract No. 9365

Total Acres: 109.19 Tillable Acres: 101.00

Crop	Base Acres	PLC Yield	Program
Corn	48.90	129	PLC
Soybeans	52.10	42	PLC

REAL ESTATE TAX DATA * (This property is part of a larger parcel and the acreage shown is an estimate)

Parcel No.	Acres	2020 Assessment	2020 Taxes Payable 2021	Per Acre
09-31-300-001	*107.9	\$48,243	\$2,574.56	*\$23.85

*Estimated figures pending survey

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225 N. Water St.
Decatur, IL 62523

SPENCER FARMLAND SALE

➤ Farm for Sale White County, Illinois

Enhancing Farmland Ownership



Decatur Office

225 North Water Street
Box 2548
Decatur, IL 62525-2548

Jim Schroeder, Senior Vice President
AFM, Broker
217.872.6292
jim.schroeder@firstillinoisaggroup.com

Bruce Huber, Senior Vice President
AFM, ARA, Auctioneer
Certified Appraiser, Managing Broker
217.872.6291
bruce.huber@firstillinoisaggroup.com

Brennen Kraft, Farm Manager
Associate Appraiser, Broker
217.872.6294
brennen.kraft@firstillinoisaggroup.com

O'Fallon Office

138 Eagle Drive
Suite B
O'Fallon, IL 62269

Dale Kellermann, Senior Vice President
AFM, Certified Appraiser, Broker
618.622.9490
dale.kellermann@firstillinoisaggroup.com

Mark Nappier, Farm Manager
Associate Appraiser
618.622.9465
mark.nappier@firstillinoisaggroup.com

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217.521.9796