



# Farmland for Sale

## Jackson County, Illinois



*E.A. Smyser Charitable Trust*  
120.0 (+/-) Acres  
*Degognia Township*



**Dale Kellermann, Listing Broker**

Dale.Kellermann@FirstIllinoisAgGroup.com

138 Eagle Dr., Suite B  
O'Fallon, Illinois 62269

**618.622.9490**



**FIRST ILLINOIS  
AG GROUP**

*www.FirstIllinoisAgGroup.com*

# Jackson County --- 120.0 (+/-) acres --- \$6,500/acre

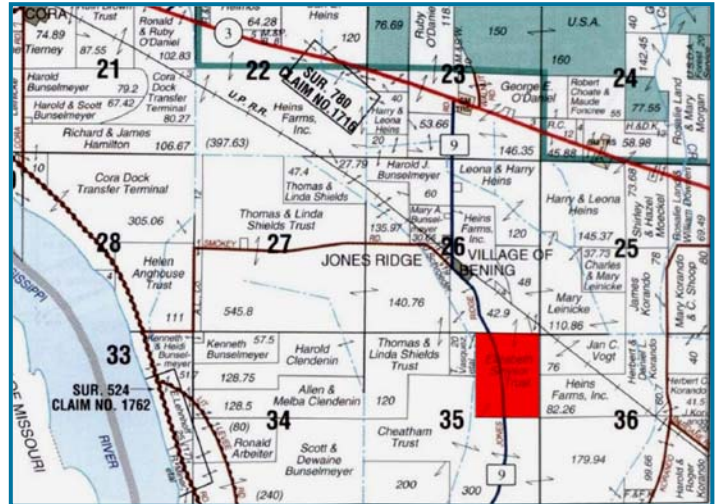
General Description - Located just south of Jones Ridge in Jackson County, this tract is 98% tillable with excellent soils and excellent access.

## AERIAL PHOTO



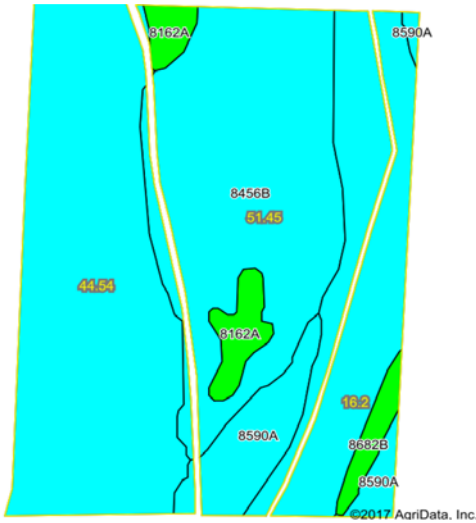
## PLAT OF SALE PROPERTY- DEGOGNIA TOWNSHIP

### SECTION 35 TOWNSHIP 8S, RANGE 5W



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## SOIL MAP



## SOILS/PRODUCTIVITY INDEX RATING

Code	Soil Type	Corn Bu/A	Soy Bu/A	P.I.	%
8071A	Darwin silty clay	149	50	111	57%
8456B	Ware loam	159	51	118	31%
8590A	Cairo silty clay	159	53	119	7%
8162A	Gorham silty clay loam	175	57	130	3%
8682B	Medway silty clay loam	176	57	131	2%
<b>Weighted Average</b>		<b>154.2</b>	<b>50.9</b>	<b>114.8</b>	

## REAL ESTATE TAX INFO

Parcel No.	Acres	2016 Assessment	2016 Taxes	Per Acre
06-35-200-002	20.00	\$2,519	\$108.70	\$5.44
06-35-200-004	20.00	\$2,519	\$108.70	\$5.44
06-35-200-005	80.00	\$8,883	\$466.18	\$5.83

## FSA DATA

**Farm No:** 2266\*  
**Tract No:** 111  
**Tillable Acres:** 161.7

Crop	Base Acres*	Program
Corn	66.90*	ARC CO
Beans	97.56*	ARC CO
Sorghum	2.51*	PLC

\*This 120 acres is combined with another 40 acres. When sold, the FSA office will reconstitute the farm and will prorate the acres.

**Dale Kellermann, Broker - (618) 622-9490**

## PHOTOS OF SALE PROPERTY



## AERIAL OF SALE PROPERTY



## TERMS AND TITLE

### List Price

\$6,500 per acre

### Procedure

This property is being offered as one 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 conveyed with the land.

### Possession

Possession will be granted at closing of this transaction, subject to the rights of tenant in possession.

### Soils

The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

### 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.*

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## ➤ Farmland for Sale Jackson County, IL

### Enhancing Farmland Ownership



From L to R: Brennen Kraft, Logan Frye, Hunter Damarin, Jim Schroeder, Kathy Coleman, Bruce Huber, Dale Kellermann

**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

**Logan Frye**, Farm Manager  
Associate Appraiser, Broker  
217.872.6294  
logan.frye@firstillinoisaggroup.com

**O'Fallon Office**  
138 Eagle Drive  
Suite B  
O'Fallon, IL 62269

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

**Brennen Kraft**, Farm Manager  
Associate Appraiser  
618.622.9465  
brennen.kraft@firstillinoisaggroup.com

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