



Farmland for Sale



The Griswold Trust Farm
40.7 (+/-) Acres & 123.9 (+/-) Acres
Mosquito Township, Christian County, Illinois



Seth Baker, Broker

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Christian County Farmland For Sale

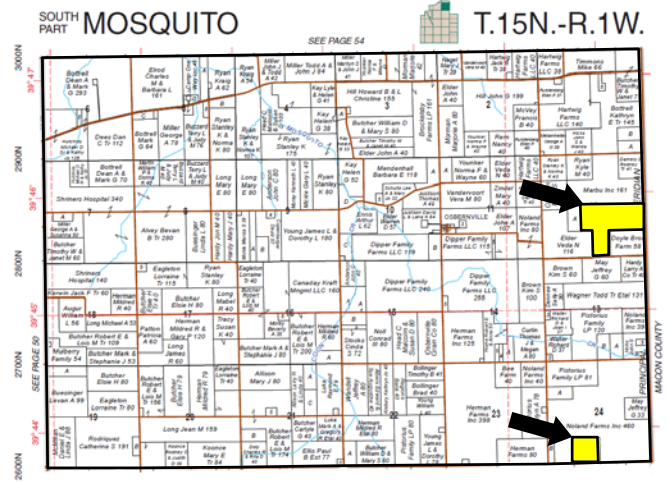
GENERAL DESCRIPTION

The Griswold Trust Farm features two productive tracts of prime farmland located in Christian County, Illinois.

South Tract - This tract consists of 40.72 acres of predominately Class I soils including Ipava, Sable and Hartsburg . FSA imagery shows 39.50 acres currently utilized as tillable farmland (97.0%). The tillable soil has an overall productivity index rating is 139.5. This parcel is unimproved and can be accessed from the southern border of the property by a township maintained road.

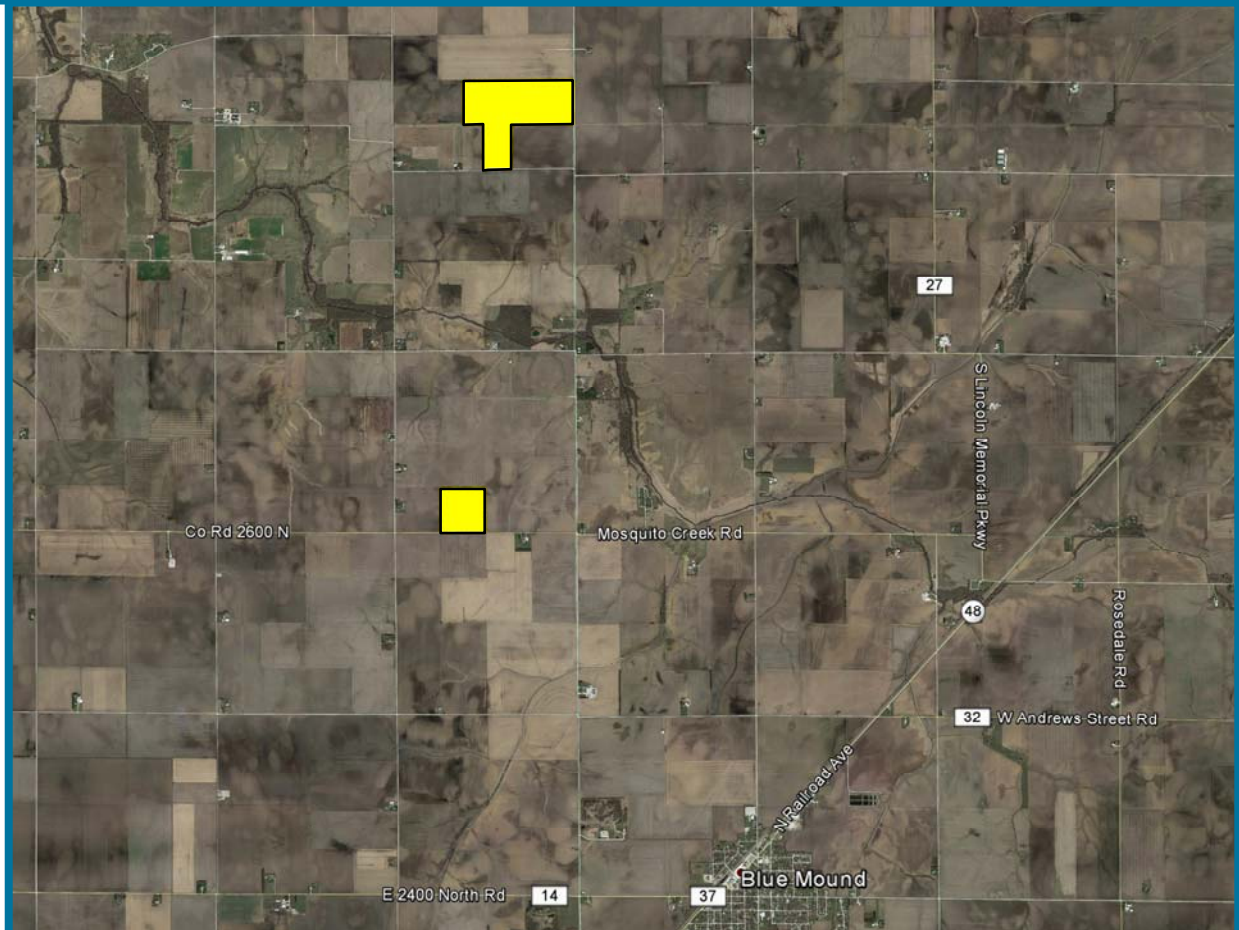
North Tract - This tract consists of 123.85 acres of Class I soils including Ipava, Sable, Buckhart, and Hartsburg. The tillable farmland makes up approximately 120.10 acres (96.9%) with the balance in roads and a well-established tree line that runs east-west through the middle of the farm. The tillable soil has an overall productivity index rating is 141.4 and can be accessed for the southern and eastern borders of the property by township maintained roads.

PLAT OF SALE PROPERTY– MOSQUITO TOWNSHIP SECTIONS 9, TOWNSHIP 19N, RANGE 2W



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OVERVIEW OF SALE PROPERTY

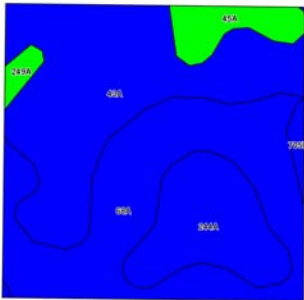


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SOILS/PRODUCTIVITY INDEX RATING

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.

Soil #	Soil Type	Corn Bu/A	Bean Bu/A	P.I.	%
43A	Ipava silt loam, 0-2% slopes	191	62	142	38.8
68A	Sable silty clay loam, 0-2% slopes	192	63	143	37.0
244A	Hartsburg silty clay loam, 0-2% slopes	182	59	134	15.9
45A	Denny silt loam, 0-2% slopes	159	52	118	5.6
249A	Edinburg silty clay loam, 0-2% slopes	172	55	127	1.4
705B	Buckhart silt loam, 2-5% slopes	188	60	141	1.2
Weighted Average		187.8	61.2	139.5	

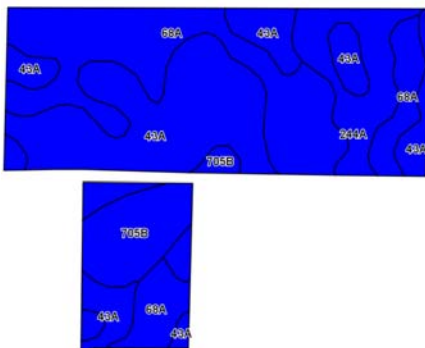


FSA DATA - South Tract

Farm Land: 39.51 acres
Cropland: 39.51 acres

Crop	Base Acres	PLC Yield
Corn	20.00	166
Soybeans	19.50	83

Soil #	Soil Type	Corn Bu/A	Bean Bu/A	P.I.	%
43A	Ipava silt loam, 0-2% slopes	191	62	142	41.6
68A	Sable silty clay loam, 0-2% slopes	192	63	143	36.7
705B	Buckhart silt loam, 2-5% slopes	188	60	141	11.0
244A	Hartsburg silty clay loam, 0-2% slopes	182	59	134	10.7
Weighted Average		187.8	61.2	139.5	



FSA DATA - North Tract

Farm Land: 124.79 acres
Cropland: 118.59 acres

Crop	Base Acres	PLC Yield
Corn	58.00	166
Soybeans	58.00	53

REAL ESTATE TAX DATA

Parcel No.	Acres	2015 Assessment	2015 Taxes (Payable 2016)	Per Acre
09-05-24-300-004	40.72	\$ 19,424	\$ 1,346.76	\$ 33.07
09-05-12-400-001	106.41	\$ 52,111	\$ 3,613.10	\$ 33.95
09-05-12-300-004	17.44	\$ 9,348	\$ 564.04	\$ 32.34

TERMS AND TITLE

Procedure

The property is being offered as two tracts. Contact the broker for price.

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.

Current Operation

Kim Brown is the current tenant on the property. Both tracts are available for the 2017 crop year.

Agency Disclosure

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

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.



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Farmland for Sale - Christian County, IL

Enhancing Farmland Ownership

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From left to right: Dale Kellermann, Bruce Huber, Jim Schroeder, Seth Baker, Logan Frye

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