

Farmland for Sale



The Hawthorne Trust Farm
160.0 (+/-) Acres
Buckhart Township, Christian County, Illinois



Seth Baker, Broker

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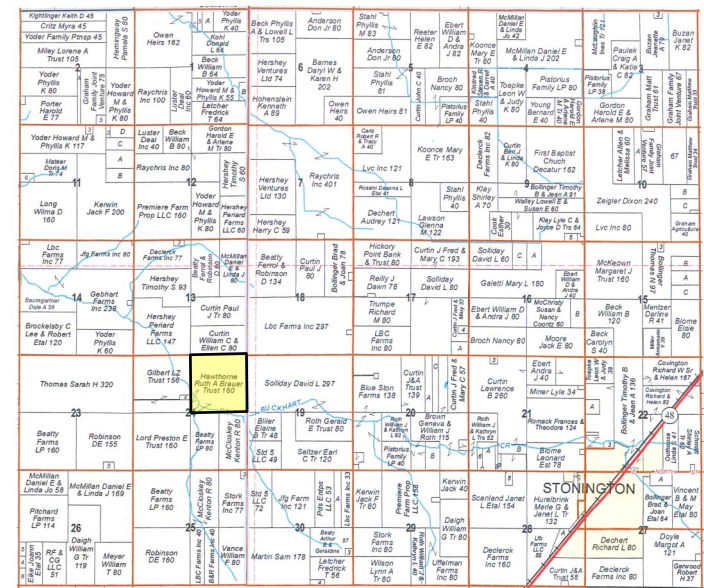
Christian County Farmland For Sale

GENERAL DESCRIPTION

The Hawthorne Trust is a square tract of predominately Class I soils including Ipava, Osco, and Sable with an overall tillable soil productivity index rating of 138.5. The sale property is located three miles west of Stonington, Illinois in the north central part of Christian County. A drainage ditch crosses the southwest corner of the tract leaving 15.48 acres in trees and grass which makes for an ideal hunting location. Drainage is also aided by a series of grass waterways. A CRP filter strip has been installed along the north side of the drainage ditch. This tract is unimproved and can be accessed by township maintained roads on the north (Co. Rd. 2100N) and east (Co. Rd. 1500E) property lines. A hard to find combination of prime tillable acreage, income producing conservation land, and well established wooded acreage!

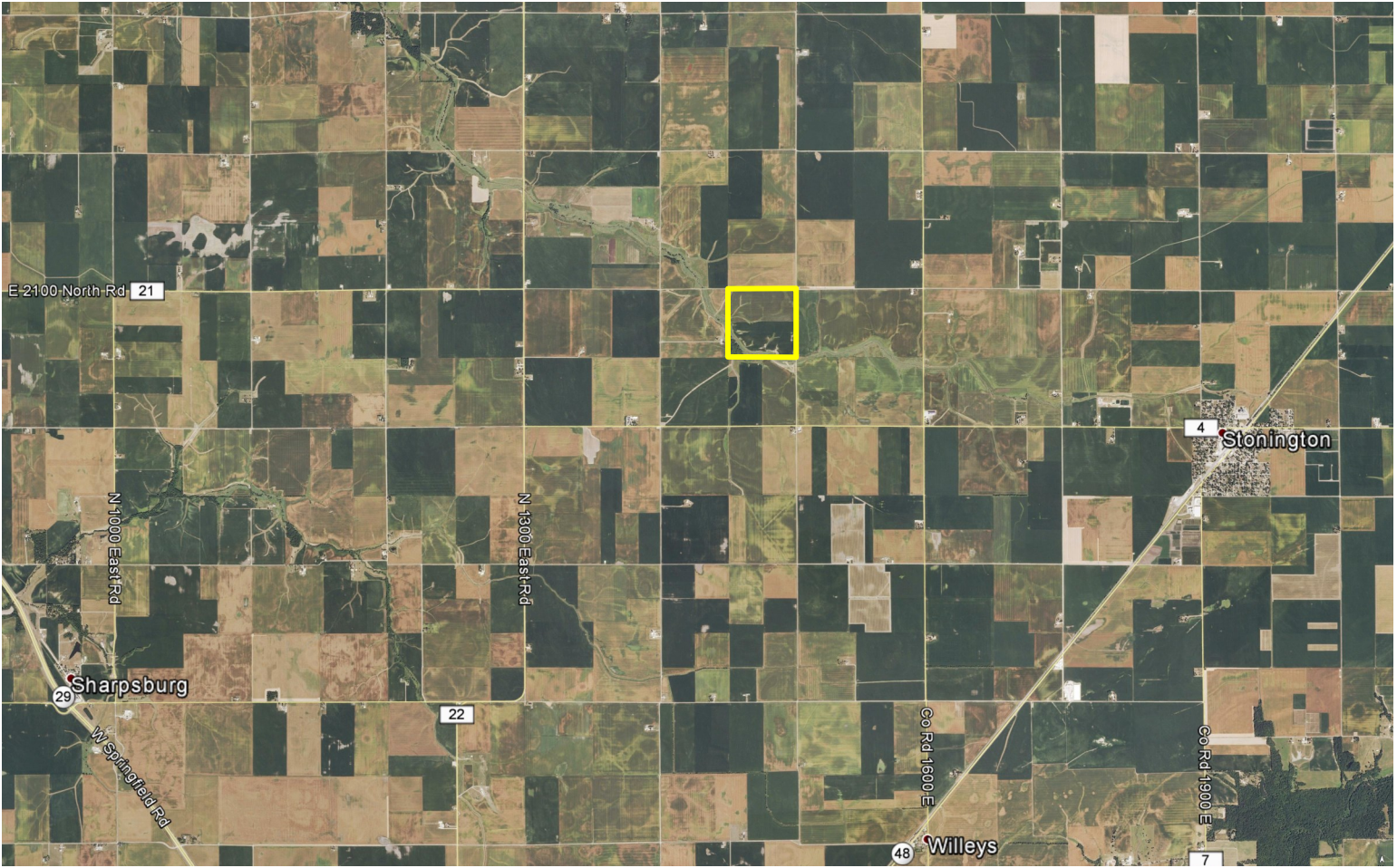
Please contact Seth Baker at (217) 521-3538 for additional information on this unique Christian County property.

PLAT OF SALE PROPERTY- BUCKHART TOWNSHIP SECTION 24, TOWNSHIP 14N, RANGE 2W



Reproduced with permission from Rockford Maps

OVERVIEW OF SALE PROPERTY

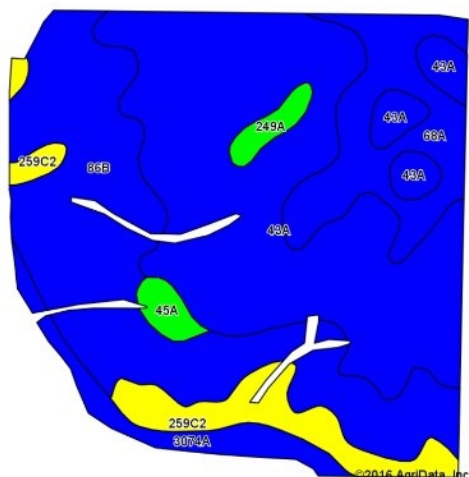


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SOILS/PRODUCTIVITY INDEX RATING

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	43.8
86B	Osco silt loam, 2-5% slopes	189	59	140	30.5
68A	Sable silty clay loam, 0-2% slopes	192	63	143	11.3
259C2	Assumption silt loam, 5-10% slopes	152	48	111	7.2
3074A	Radford silt loam, 0-2% slopes	186	58	136	4.5
45A	Denny silt loam, 0-2% slopes	159	52	118	1.4
249A	Edinburg silty clay loam, 0-2%	172	55	127	1.3
Weighted Average		186.8	59.8	138.5	



FSA DATA

Farm Land: 160.82 acres
Cropland: 144.84 acres

Crop	Base Acres	PLC Yield
Corn	72.6	151
Soybeans	64.9	39
CRP	7.1	-
CRP Contracts		Expires
5.6 Acres	184.77/Acre	September 2019
1.5 Acres	248.00/Acre	September 2019

Yield History

Year	Corn	Soybeans
2016	Not Available	
2015	218	56
2014	226	64
2013	219	49
2012	89	41
2011	181	40
2010	172	63



TERMS AND TITLE

Procedure

The property is being offered as one tract for \$9,750 per real estate tax acre.

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

David Solliday is the current tenant on the property. The lease is 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.

REAL ESTATE TAX DATA

Parcel No.	Acres	2015 Assessment	2015 Taxes (Payable 2016)	Per Acre
03-08-24-200-001-00	160.0	\$63,913	\$3,706.08	\$ 23.16


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Farmland for Sale - Christian County, IL

Enhancing Farmland Ownership

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