







Farmland for Sale



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



Seth Baker, Broker Seth.Baker@FirstIllinoisAgGroup.com

225 N. Water St. Decatur, Illinois 62525

217.521.3538



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!

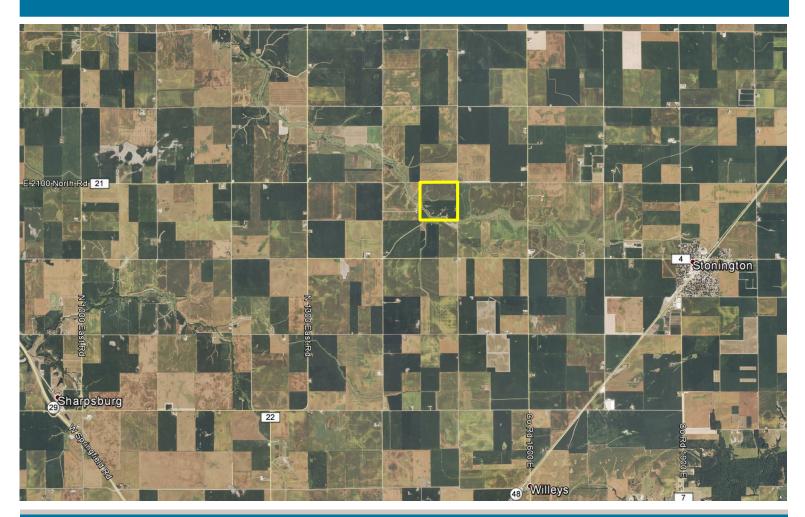
Please contact Seth Baker at (217) 521-3538 for additional information on this unique Christian County property.

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

Kightlinger Keith D 45 Critz Myra 45 Yoder Family Ptnsp 45 Miley Lorene A Trust 105	Owen Heirs 162	S A Yoder Phyllis K 40 Donald L 64	Beck Phyllis A & Lowell L Trs 105	Anderson Don Jr 80	Stehl Phyllis M 83	Reeter William Helen D& E 82 Andra	McMillan Daniel E & Linda Jo 42 Koonce		Metanghin hes Tr 12.1 Anjak	Buza Jane K 83
Voder 2 2 -	« Raychris ≥	Beck William 8 64 Yoder	Hershey Ventures Ltd 74	6 Barnes Daryl W & Karen H 202	Anderson Don Jr 80 Stahl Phyllis 81	J82	Tr 80 & Li	Pistorius Family LP 80	Plastorius Plastorius Family LP 38	99,
Physis K 80 Porter Harold E 77 P 88 F 80 F 80 F 80 F 80 F 80 F 80	Inc 100	Physis K 55 Letcher Fredrick T 64	Hohenstein Kenneth A 89	Owen Heirs 40	Owen Heirs 81	S Pistorius Family LP 40		Young Bernard E 40		Graham Matt Trust 61 Graham Family John Venture 67
Yoder Howard M & C	Luster Beck Deal William Inc 40 B 80	Gordon Harold E & Arlene M Tr 80	7	1	Carts Robert R & Tracy A 40	Koonce Mary E Tr 163	AD Cunth Bend J	First Baptist		Graham Graham Family Joint Venture 57
Mateer A Dorigate 6 Te./74 B	Raychris Inc 80	2 Secret	Hershey Ventures	Raychris Inc 401	Lvc Inc 121 Rossini Desens L	8 Stahi	Kley .	Chuch Decatur 162 Bollinger Timothy	Latche	Alm Alm Alm 10
Long Kerwin Wilma D Jack F 200	Premiere Farm Prop LLC 160	Yoder Howard M & Periard Phyllis K 80 LLC 60	Hershey Herry C 59	-	Dechert Audrey 121	Phyllis 40 Lewson Glenna M.122	Shirley Wat	B & Jean A 91 ley Lovell E & Susan E 60 Klay Lyle C & Joyce D Trs 64	Zeigler Dixor	
Lbc Farms Inc 80	Declarck Farms Inc 77	Reputy Cobinson Parity Parity Cobinson Parity Cobinson Parity Cobinson Parity Cobinson Parity Cobinson Parity Cobinson Parity Cobinson Parity Cobinson Parity Cobinson Parity Par	Beatty Ferrol & Robinson D 134	Contin Bollinger Brad 80 87 Neol 3	Hickory Point Bank & Trust 80 Reilly J	Curtin J Fred & Mary, C 193 Solliday	Solliday David L 60 C	A Spert	McKeown Margaret J Trust 160	Bollinger Thomas N
Bassingurous 14 Gebhart Farms Inc 238 Inc 238 Brockelsby C Lee & Robert Physis K 60	Timothy S 93 Hershey Periard Farms LLO 147	Curtin Paul J Tr 80 Curtin William C & Ellen C 80	Lbc Farm	18 as Inc 297	Trumpe Richard M 80 LBC Farms Inc 80	David L 80	Ebert William D & Andra J 80 Broch Nancy 80	McChristy Susan & Nancy Coonts 60 Moore Jack E 80	Beck William B 120 Beck Carolyn S 40	Mentzer Darline R 41 Blo
Thomas Sarah H 320	Gilbert LZ Trust 156	Hawthorne Ruth A Brauer Trust 160	149	David L 297	Blue Ston Farms 138	Curtin J Fred & Mary C 57	Curtin Lewrence B 260	Ebert Andra J 40 Miner Lyle 34	Teapke Lece W 6 Justy A 38 ger Timothy B Jean A 136	Covington Richard W: & Helen 16 Covington Richard & Helen 82
Beatty Robinson Farms DE 155 LP 180	Lord Preston E Trust 160	McCloskey Kenton R 80	Blifer Elaine B Tr 48 Std 5 LLC 49	Roth Gerald E Trust 80 Seitzer Earl C Tr 120	Agn William J & Kastinyn L 92 / Pistorius Family LP 40	Brown Geneva & William J Roth 115	Rosh William J & Kathayo L Tru 52 CR B	Romeck Frances & Theodore 124 Bibme Leonard Est 78	Bowinger & Jean	22 48 17 62 Profession O
McMillan Daniel E & Linda J 58 McMillan Daniel E & Linda J 169 Pitchard Farms LP 114 26	Beatty Farms LP 160	McCloskey Kenton R 80 Stork Farms Inc 77	Std 5 LLC 72 kpc 1	121 Pds 121		Kennin Jack 40	Scenlend Janet L Etal 154	STON Hurelbrink Merle G & Janet L Tr 132	INGTON	Bollinger B & Brad & Mills Joan Etal 64
26 Deligh See CG GTr CG 119 Meyer William T 80	Robinson DE 160	UBC Farms Inc 40	Martin Sam 1	Beaty Atthor 57 Garatine 3 Leicher Fredrick T 56	Stork Farms Inc 80 Wilson Lynn A Tr 80	Rosh William G Tr 80 Rosh William Farms Inc 80	Declerck Farms Inc 160	Contin J&A Curtin J&A Trugt 58	Dechert Richard L 80 Declerck Farms Inc 80	Doyle Margot A 121 Gen Ro

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OVERVIEW OF SALE PROPERTY



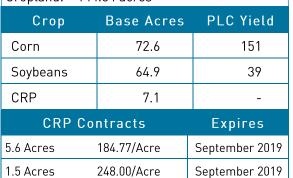
SOILS/PRODUCTIVITY INDEX RATING

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 Avera		verage	186.8	59.8	138.5	

FSA DATA

Farm Land: 160.82 acres Cropland: 144.84 acres



6	259C2 20074A	OTV	ta,	
Year	Corn	Soybeans		
2016	Not Available			
2015	218	56		
2014	226	64		
			1	

219

89

181

172

49

41

40

63

2013

2012

2011

2010



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

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.





225 N. Water St. Decatur, IL 62525

Farmland for Sale - Christian County, IL

Enhancing Farmland Ownership

FIRST ILLINOIS AG GROUP



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