FARMLAND FOR SALE

129.34 Acres – CHRISTIAN COUNTY, IL

BEAR CREEK TOWNSHIP
Christian County, Illinois
List price of $12,700/Acre = $1,642,618
Final sale price determined per surveyed acre

CrowneRealty
A JimMaloof/REALTOR® Company

JIMFERGUSON
LAND SALES SPECIALIST
309.830.3777
jim@ilfarmandrecland.com

ILLINOIS FARM & REC LAND

ilfarmandrecland.com

farmland • hunting ground • lakefront property

FARMLAND FOR SALE

129.34 Acres – CHRISTIAN COUNTY, IL

300
Bear Creek
18-12N-3W
N 300 East Rd
300
129.34
900
E 900 North Rd
900
Rd
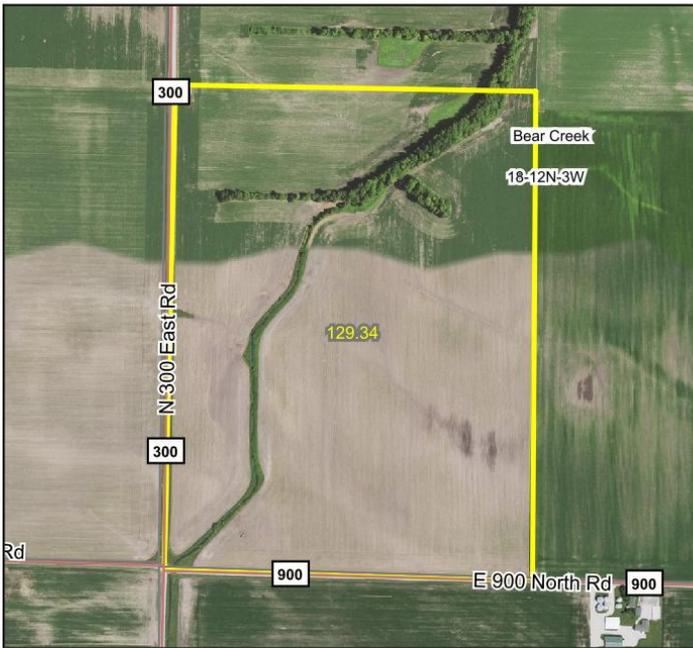
PIN: 02-17-18-300-001-00

LISTING PRICE

$12,700/Acre = $1,642,618
Approximately 129.34 Acres

Final sale price determined per surveyed acre

LEGAL DESCRIPTION

12N-3W-18; Palmer IL, 62556;
Christian County, Illinois
SW1/4 1989R06998
020198.000

LOCATION

Generally located at the NE
corner of County Road N
300 East @ E 900 North Rd.
Christian County, Illinois

REAL ESTATE TAXES

2019 Taxes Payable 2020 –
$3,741.88 (Approx. $29.94/acre)

CrowneRealty
A JimMaloof/REALTOR® Company

JIM**FERGUSON**
LAND SALES SPECIALIST
309.830.3777
jim@ilfarmandrecland.com

ILLINOIS
FARM &
REC LAND

ilfarmandrecland.com

farmland • hunting ground • lakefront property

FARMLAND FOR SALE

129.34 Acres – CHRISTIAN COUNTY, IL

Soils data provided by USDA and NRCS.
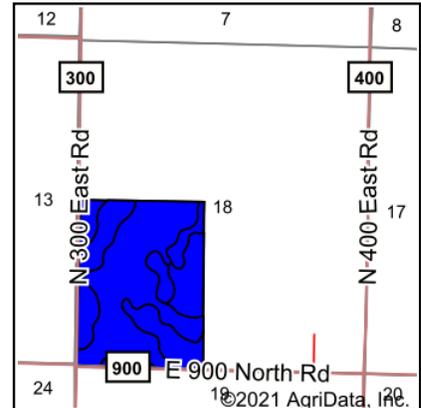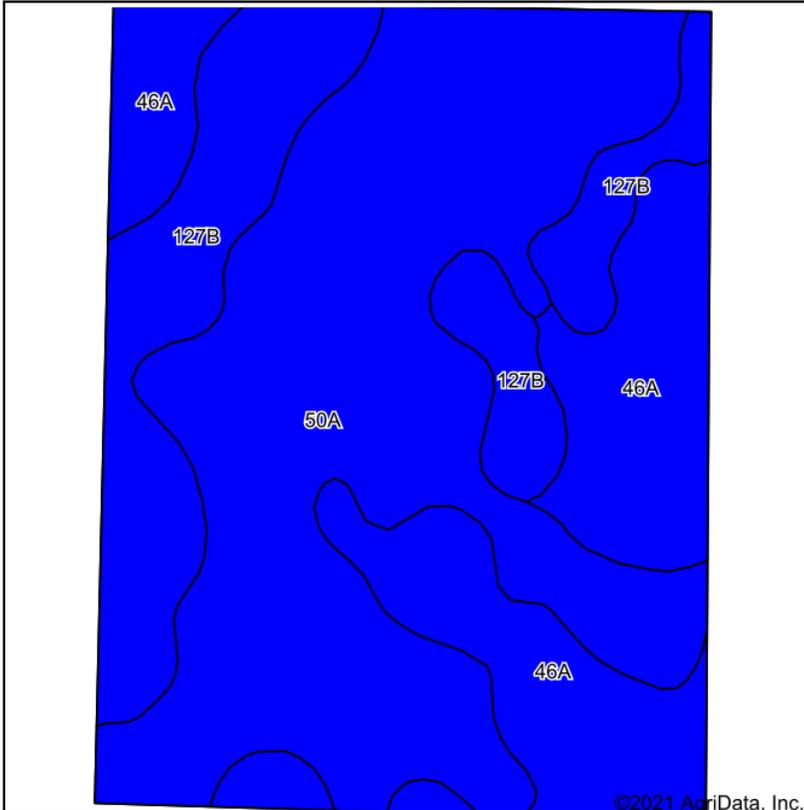
State: **Illinois**
County: **Christian**
Location: **18-12N-3W**
Township: **Bear Creek**
Acres: **129.34**
Date: **4/14/2021**

Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021   www.AgriDataInc.com

Area Symbol: IL021, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting *a*	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A *b*	Sorghum *c* Bu/A	Alfalfa *d* hay, T/A	Grass-legume *e* hay, T/A	Crop productivity index for optimum management
50A	Virden silty clay loam, 0 to 2 percent slopes	67.06	51.8%		FAV	182	59	71	93	0	0.00	5.27	135
46A	Herrick silt loam, 0 to 2 percent slopes	34.32	26.5%		FAV	181	58	73	94	0	0.00	5.52	133
**127B	Harrison silt loam, 2 to 5 percent slopes	27.96	21.6%		FAV	**177	**54	**69	**92	0	**5.71	0.00	**129
	Weighted Average					180.7	57.7	71.1	93	*-	1.23	4.20	133.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
a UNF = unfavorable; FAV = favorable
b Soils in the southern region were not rated for oats and are shown with a zero "0".
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

CrowneRealty
A JimMaloof/REALTOR® Company

JIM**FERGUSON**
LAND SALES SPECIALIST
309.830.3777
jim@ilfarmandrecland.com

ILLINOIS FARM & REC LAND

ilfarmandrecland.com

farmland • hunting ground • lakefront property

FARMLAND FOR SALE

129.34 Acres – CHRISTIAN COUNTY, IL

CONTACT US FOR MORE INFORMATION!

CrowneRealty
A JimMaloof/REALTOR® Company

ILLINOIS FARM & REC LAND
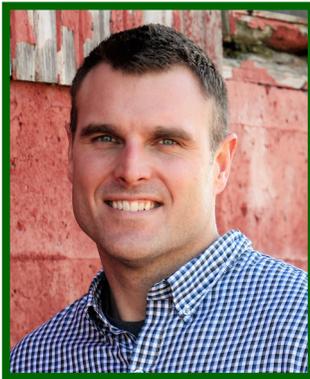
JIM**FERGUSON**
LAND SALES SPECIALIST
309.830.3777
jim@ilfarmandrecland.com

Jim provides clients with proven insights and experiences in selling and locating premier farm, hunting and diverse wildlife habitat properties. Looking to make the perfect investment in cropland, highly managed hunting ground, or a family recreational property?

Contact Jim today!

Follow us on facebook @ilfarmandrecland f

*Not intended to solicit currently listed properties

EQUAL HOUSING OPPORTUNITY

ilfarmandrecland.com

farmland • hunting ground • lakefront property