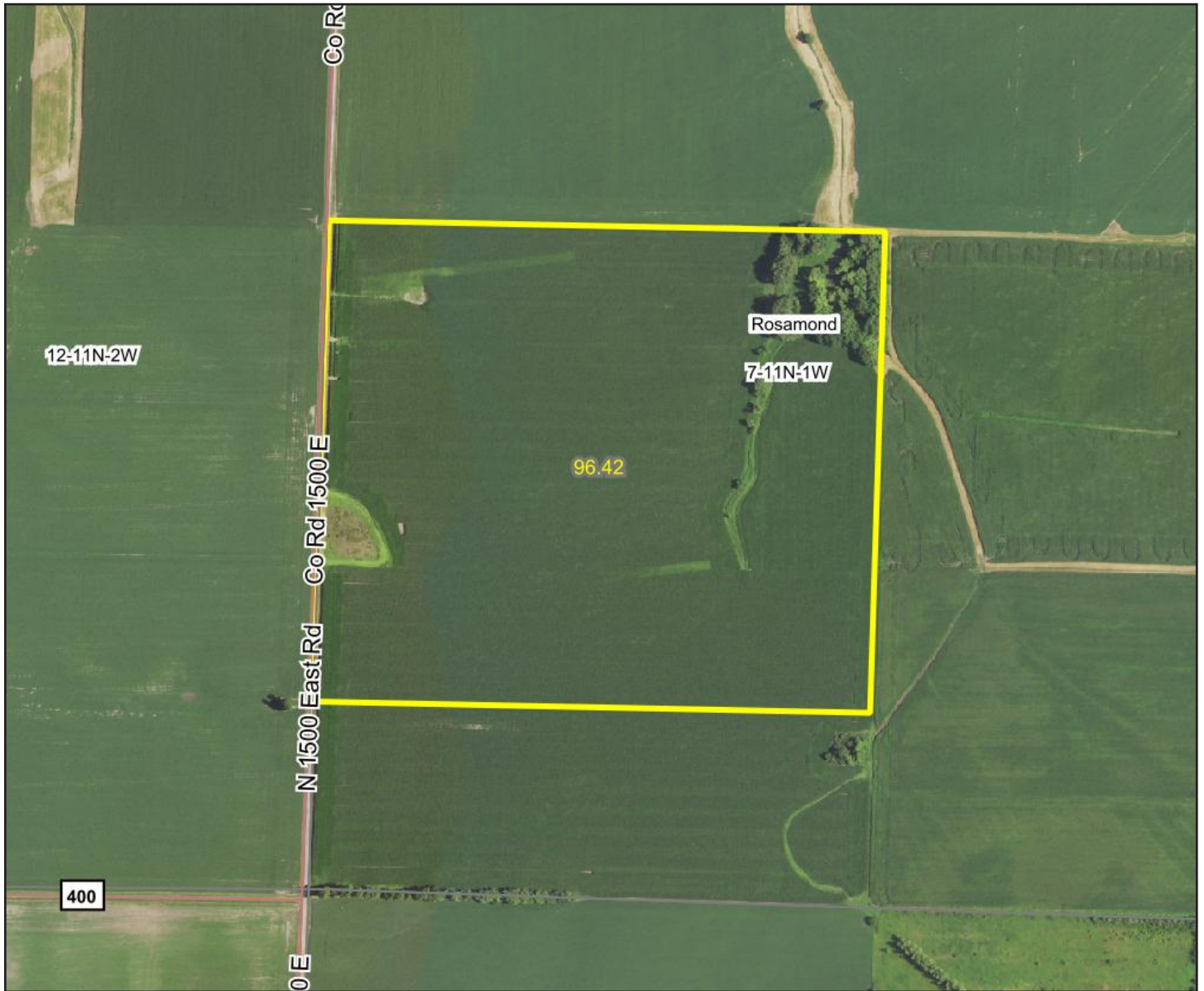


FARMLAND FOR SALE



96.42 Acres – CHRISTIAN COUNTY, IL



ROSAMOND TOWNSHIP

Rosamond, Illinois

List price of \$12,700/Acre = \$1,224,534

Final sale price determined per surveyed acre



JIM FERGUSON
LAND SALES SPECIALIST
309.830.3777
jim@ifarmandrecland.com

 **CrownRealty**
A JimMaloolf/REALTOR® Company



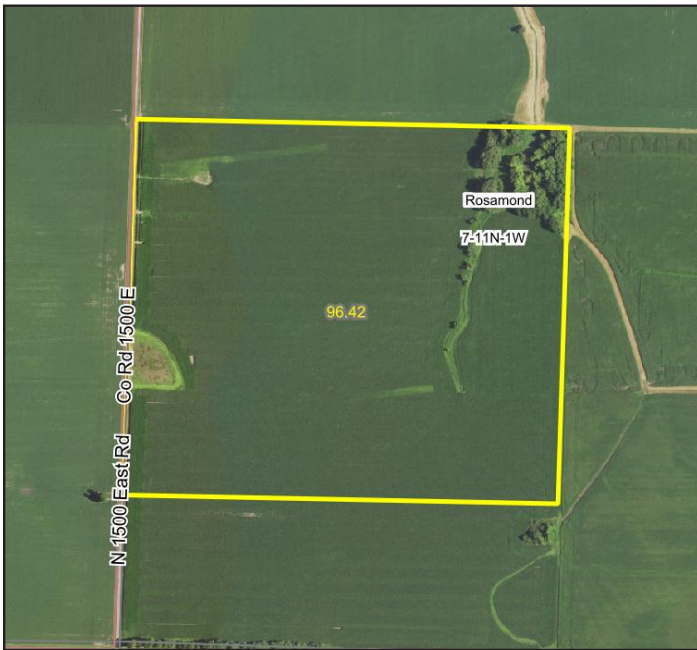
ilfarmandrecland.com

farmland • hunting ground • lakefront property

FARMLAND FOR SALE



96.42 Acres – CHRISTIAN COUNTY, IL



PIN: 14-24-07-300-001-00



LISTING PRICE

\$12,700/Acre = \$1,224,534
Approximately 96.42 Acres

Final sale price determined per surveyed acre



LEGAL DESCRIPTION

Portion of 11N-1W-7; Rosamond IL, 62083; Christian County, Illinois 96.36 Acres (to be surveyed)



LOCATION

Generally located at the NE corner of County Road N 1500 East @ E 400 North Rd. Christian County, Illinois



REAL ESTATE TAXES

2019 Taxes Payable 2020 – \$2,563.46 (Approx. \$18.99/acre)

Disclaimer and Agency Disclosure : Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Illinois Farm & Rec Land or its brokers. The brokers identified are agents for and represent seller.



JIM FERGUSON
LAND SALES SPECIALIST
309.830.3777
jim@ifarmandrecland.com

 **CrowneRealty**
A JimMaloolf/REALTOR® Company



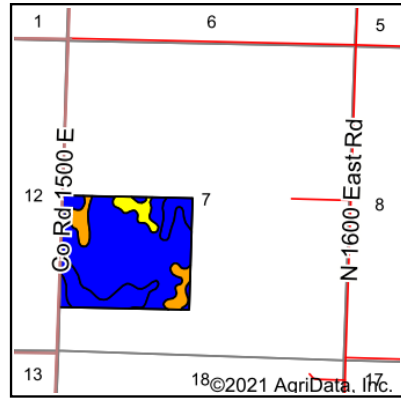
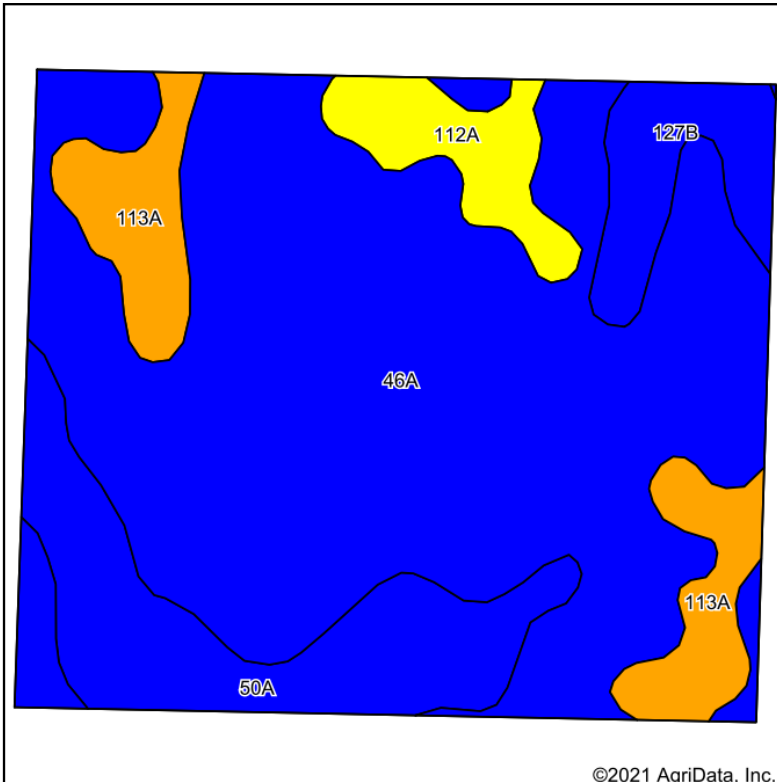
ilfarmandrecland.com

farmland • hunting ground • lakefront property

FARMLAND FOR SALE



96.42 Acres – CHRISTIAN COUNTY, IL



State: **Illinois**
 County: **Christian**
 Location: **7-11N-1W**
 Township: **Rosamond**
 Acres: **96.42**
 Date: **4/14/2021**



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



Soils data provided by USDA and NRCS.

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-le gume ^e hay, T/A	Crop productivity index for optimum management
46A	Herrick silt loam, 0 to 2 percent slopes	64.91	67.3%	Blue	FAV	181	58	73	94	0	0.00	5.52	133
50A	Virden silty clay loam, 0 to 2 percent slopes	13.04	13.5%	Blue	FAV	182	59	71	93	0	0.00	5.27	135
113A	Oconee silt loam, 0 to 2 percent slopes	8.64	9.0%	Orange	FAV	164	50	63	0	119	0.00	5.27	119
**127B	Harrison silt loam, 2 to 5 percent slopes	5.16	5.4%	Blue	FAV	**177	**54	**69	**92	0	**5.71	0.00	**129
112A	Cowden silt loam, 0 to 2 percent slopes	4.67	4.8%	Yellow	FAV	159	49	63	0	119	0.00	4.89	117
Weighted Average						178.3	56.8	71.1	80.8	16.4	0.31	5.14	131

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.



JIM FERGUSON
 LAND SALES SPECIALIST
309.830.3777
jim@ifarmandrecland.com



ifarmandrecland.com

farmland • hunting ground • lakefront property

FARMLAND FOR SALE



96.42 Acres – CHRISTIAN COUNTY, IL

CONTACT US FOR MORE INFORMATION!



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](https://www.facebook.com/ilfarmandrecland) 

*Not intended to solicit currently listed properties



ilfarmandrecland.com

farmland • hunting ground • lakefront property