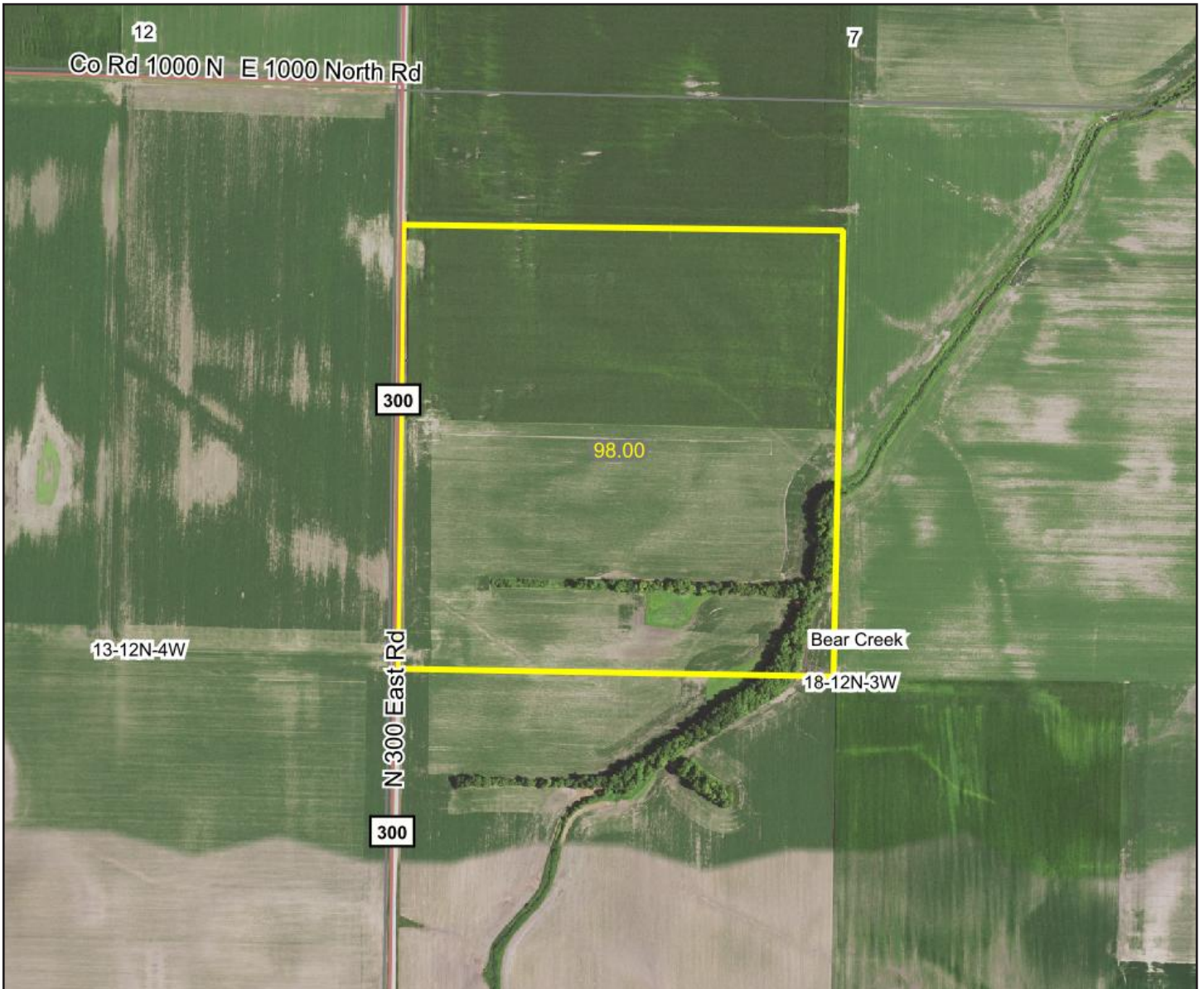


FARMLAND FOR SALE



98 Acres – CHRISTIAN COUNTY, IL



BEAR CREEK TOWNSHIP

Christian County, Illinois

List price of \$12,700/Acre = \$1,244,600

Final sale price determined per surveyed acre

 **CrowneRealty**
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309.830.3777
jim@ifarmandrecland.com



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FARMLAND FOR SALE



98 Acres – CHRISTIAN COUNTY, IL



PIN: 02-17-18-100-002-00



LISTING PRICE

\$12,700/Acre = \$1,244,600
Approximately 98 Acres

Final sale price determined per surveyed acre



LEGAL DESCRIPTION

12N-3W-18; Palmer IL, 62556;
Christian County, Illinois
S93.00AC NW1/4 1989
R06998 020199.000



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:
\$2,788.10 (Approx. \$28.45/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.



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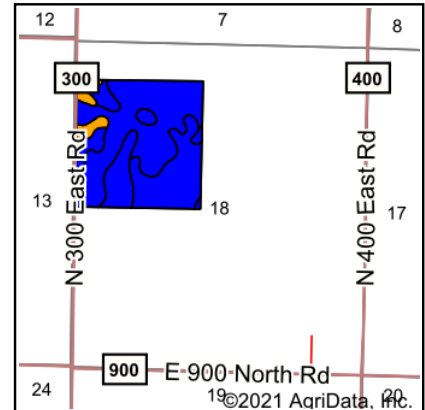
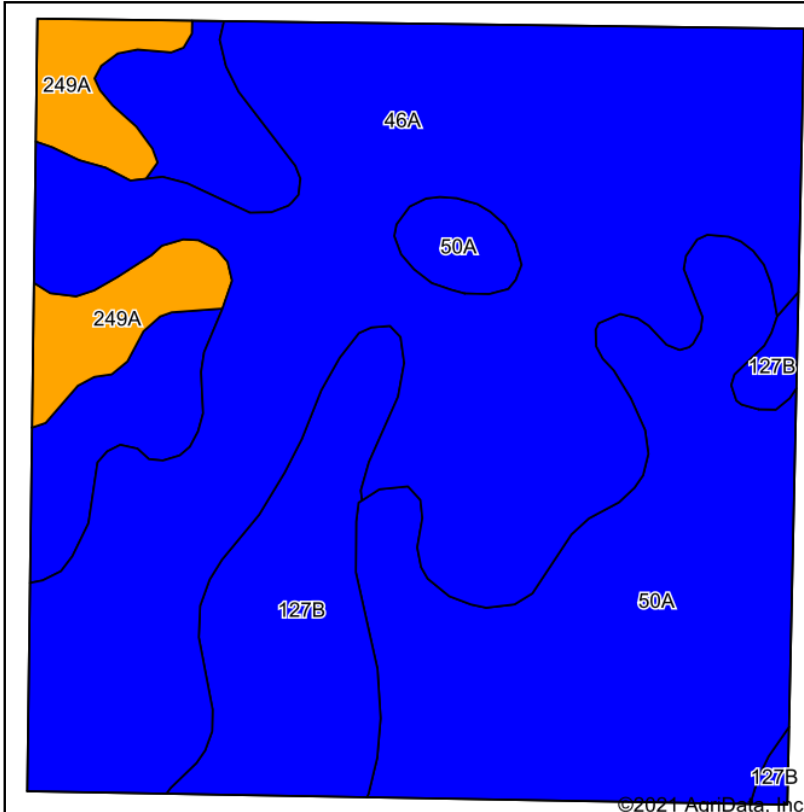
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FARMLAND FOR SALE



98 Acres – CHRISTIAN COUNTY, IL



State: **Illinois**
 County: **Christian**
 Location: **18-12N-3W**
 Township: **Bear Creek**
 Acres: **98**
 Date: **4/14/2021**



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-legume ^e hay, T/A	Crop productivity index for optimum management
46A	Herrick silt loam, 0 to 2 percent slopes	49.62	50.6%		FAV	181	58	73	94	0	0.00	5.52	133
50A	Virden silty clay loam, 0 to 2 percent slopes	32.43	33.1%		FAV	182	59	71	93	0	0.00	5.27	135
**127B	Harrison silt loam, 2 to 5 percent slopes	10.78	11.0%		FAV	**177	**54	**69	**92	0	**5.71	0.00	**129
249A	Edinburg silty clay loam, 0 to 2 percent slopes	5.17	5.3%		FAV	172	55	68	85	0	0.00	5.02	127
Weighted Average						180.4	57.7	71.6	93	0.63	4.80	132.9	

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.



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CONTACT US FOR MORE INFORMATION!



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Contact Jim today!

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*Not intended to solicit currently listed properties



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