



FARMLAND SALE INFORMATION

**SAATHOFF FARM
87.58 ACRES M.O.L.
DRUMMER TOWNSHIP
FORD COUNTY**

Prepared by:

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Farm Sale Information

Described as: The North 3 acres of the Southeast Quarter and all of the Northeast Quarter of Section 33, in Township 24 North, Range 7 East of the Third Principal Meridian, except the North 76 acres thereof, situated in the County of Ford and State of Illinois.

PIN 09-08-33-200-003

Location: 2 miles Northwest of Gibson City, Illinois in Ford County.

Price: **\$11,500/acre or \$1,000,500**

Seller: Undivided 50% interest in Robin Sue Brokate, Trustee of the Clarine L. Saathoff Trust Dated December 18, 2015

Undivided 50% interest in Robin S. Brokate, Trustee of the Trust under the Will of Harm J. Saathoff

Agency: TAG Realty, LLC is the agent for the **Seller**. TAG Realty is not available for Dual Agency and will only represent the Seller.

Exchanges: Seller will cooperate with a 1031 exchange and may use a 1031 exchange to transfer this property.

Showings: **Farm shown by appointment only.**

Improvements: 60 x 75' Toolshed, 3 – 15' 6R Butler grain bins

Real Estate Tax Information

Parcel #	09-08-33-200-003
2019 Assessed Value	\$50,940
2019 Taxes Paid in 2020	\$4,006.78
Acres	87.00

FSA Information

Farm No. 453
Farmland/Cropland: 85.81/85.18

Corn Base: 73.9
Corn PLC Yield: 178
Corn Program election: PLC

Soybean Base: 5.10
Soybean PLC Yield: 48
Soybean Program election: ARC-CO

CRP Contract

Contract No.:	10066
Acres:	4.5
Rate per acre:	\$278.11
Total Payment:	\$1251.00

Historical Yield Information

<u>Year</u>	<u>Corn</u>	<u>Soybeans</u>
2016	243	66
2017	244	67
2018	235	61
2019	215	61
2020	<u>168</u>	<u>60</u>
Average	221	63

Soil Type Information *



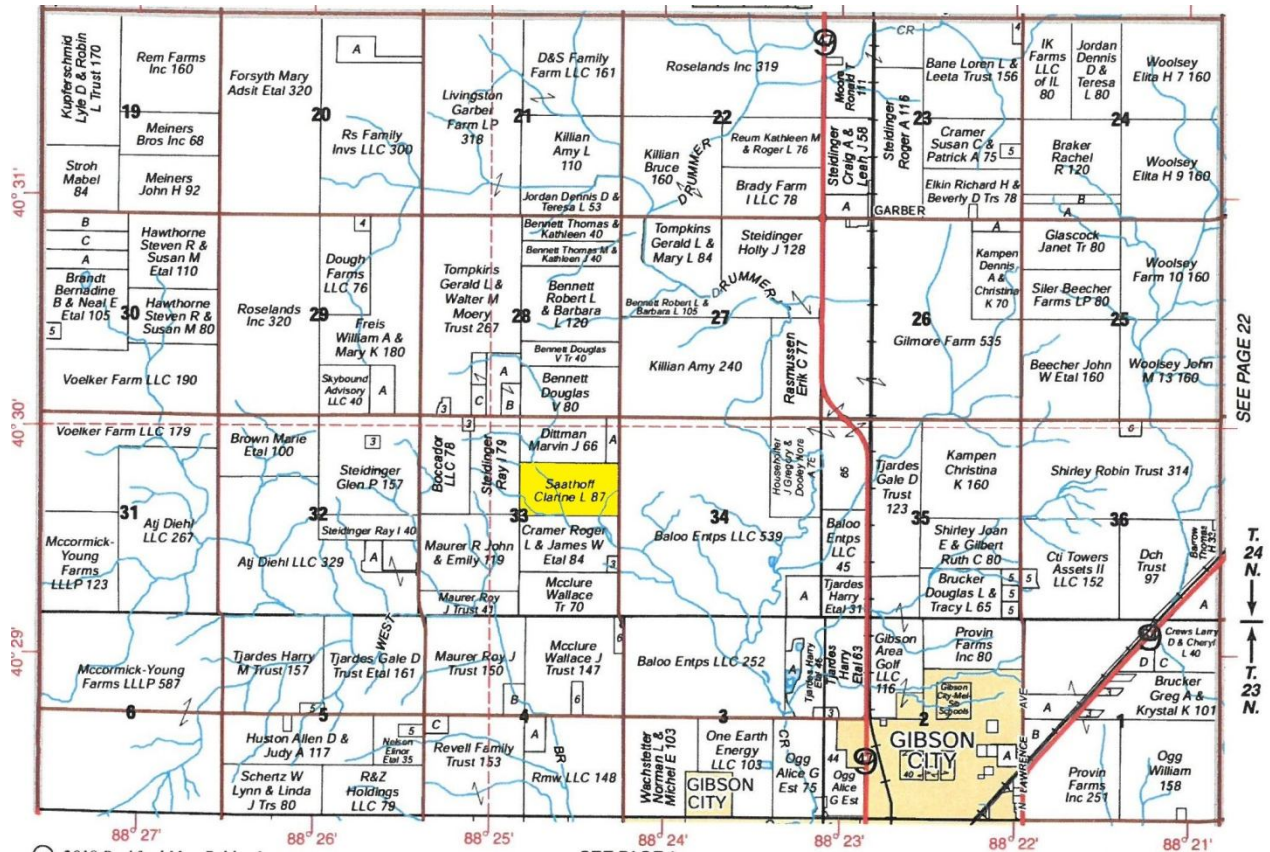
<u>Soil #</u>	<u>Soil Name</u>	<u>Acres</u>	<u>Productivity Index**</u>
152A	Drummer silty clay loam	39.17	144
149A	Brenton silt loam	<.01	141
481A	Raub silt loam	29.84	134
56B	Dana silt loam	11.27	<u>119</u>
Weighted Productivity Index			138.0

*Soils information taken from NRCS Soil Survey Map via Summit software

** Productivity information from University of Illinois Bulletin 811

LOCATION MAP

Section 4, Pilot Township, Vermilion County



AERIAL PHOTO



Boundary (80.28 ac)

Improvements



Toolshed



Grain Bins

Terms and Conditions

- Contract:** Buyers will enter into a contract with 10% down payment required upon signature of a formal contract with the balance due at closing.
- Acreage:** Farm will be sold as 87 acres more or less.
- Title:** Seller will provide the buyer with a title policy in the amount of sale price, subject to usual and standard exceptions.
- Taxes:** Seller will pay 2020 real estate taxes payable in 2021 through a credit at closing. Buyer will be responsible for 2021 and subsequent years real estate taxes.
- Lease:** The farm lease has a cash lease for the 2021 crop year with Robert Buhs. The lease amount is \$25,690.00 per year. Buyer will receive 100% of the 2021 cash rent. 50% has been paid and buyer will receive credit for payment at closing, remaining 50% will be paid directly to the buyer. Lease will be assigned at closing.
- CRP Contract:** Farm has a CRP contract which expires in 2023. Contract will be assigned at closing and all payment for 2021 and thereafter will go to the buyer.

Disclaimer

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for errors and omissions is assumed. There are no warranties, expressed or implied, as the information herein contained, and it is recommended that all potential buyers make an independent inspection of the property.