



## **FARMLAND SALE INFORMATION**

**MEHARRY FARM  
123.96 ACRES M.O.L.  
JAMAICA TOWNSHIP  
VERMILION COUNTY**

Prepared by:

TAG Realty, LLC  
2805 S. Boulder Drive  
Urbana, Illinois 61802

**James E. Goss, Broker**

**(217) 202-6557  
(217) 693-5622**

## **Farm Sale Information**

- Described as:** The Northwest Quarter of Section 29, Township 18 North, Range 12 West of the 2<sup>nd</sup> P.M., EXCEPT the East Half of the East Half of the Northwest Quarter of Section 29, Township 18 North, Range 12 West of the 2<sup>nd</sup> P.M., situated in Vermilion County, Illinois.
- Location:** 3 1/2 miles East of Jamaica, or 4 miles Southwest of Catlin, Illinois in Vermilion County.
- Sale Format:** **LIVE/ONLINE AUCTION.** Live Auction will be conducted by Jim Hannigan of Gordon Hannigan Auction Company. There will be an option to bid online through HIBID. Details available upon request. Farm will be sold with a seller reserve. Seller reserves all rights to reject the final bid.
- Time and Sale Location:** Auction will be conducted on **November 28<sup>th</sup>** beginning promptly at **10:00 am.** Auction to be held at the **Catlin Community Center 109 S Sandusky, Catlin, IL 61817.**
- Seller:** The Ani Meharry de Morales Revocable Trust u/a/d November 3, 2010, as amended.
- Attorney:** Thomas Meyer  
Acton and Snyder  
220 N Vermilion Street  
Danville, IL 61832  
(217) 442-0350
- Agency:** TAG Realty, LLC is the agent for the **Seller.** TAG Realty is not available for Dual Agency and will only represent the Seller.
- Showings:** **Farm shown by appointment only.**

## Real Estate Tax Information

Parcel #	27-29-100-001-0021
2021 Assessed Value	\$29,335
2021 Taxes Paid in 2022	\$2,852.58
Acres	40.00

Parcel #	27-29-100-004-0021
2021 Assessed Value	\$29,954
2021 Taxes Paid in 2022	\$2,910.66
Acres	40.00

Parcel #	27-29-100-005-0021
2021 Assessed Value	\$29,719
2021 Taxes Paid in 2022	\$2,997.44
Acres	40.00

## FSA Information

Farm No. 10615  
Eff Cropland: 120.7

Corn Base: 60.35	Soybean Base: 60.35
Corn PLC Yield: 192	Soybean PLC Yield: 60

## Historical Yield Information

<u>Year</u>	<u>Corn</u>	<u>Soybeans</u>
2010	192	66
2011	216	47
2012	192	66
2013	237	71
2014	234	72
2015	239	76
2016	233	77
2017	241	75
2018	234	83
2019	210	67
2020	240	77
2021	205	83
2022		
<b>Average</b>	<b>223</b>	<b>72</b>

# Soil Test Information

Average soil test values of most recent soil tests

pH 6.1  
Phosphorus 57  
Potassium 335  
OM 3.2  
CEC 20



**ROCK RIVER  
LABORATORY, INC.**  
AGRICULTURAL ANALYSIS

Account:  
Precision Agronomics Inc. #421  
24552 Oakbridge Court  
Danville, IL 61834

Report For:  
AGFM  
Ann McHarry- Jamaica





211283 received on 5/24/2018

Field	Sample	pH	BpH	Om	P*	K*	Ca	Mg	B	Mn	Zn	S	Na	CEC	Base Saturation				NO3	Cu	Fe	Salt
															Ca	Mg	K					
															%	%	%					
Jamaica	1	5.6	6.7	2.8	57	396	6497	787	0.9	42	4.6			24	81	16	3					
Jamaica	2	6.3	6.8	2.5	38	471	5316	745	1.1	59	4.8			21	78	18	4					
Jamaica	3	5.8	6.7	2.4	37	526	4464	475	0.9	129	4.9			17	81	14	5					
Jamaica	4	6.3	6.9	3.4	61	1050	5661	442	1.4	114	6.1			23	82	10	6					
Jamaica	5	5.8	6.6	3.0	42	480	5036	404	1.1	72	6.6			17	85	11	4					
Jamaica	6	6.3	6.9	3.5	164	698	5338	283	1.5	49	24.5			18	87	8	6					
Jamaica	7	6.0	6.7	2.8	41	901	4671	328	1.0	77	6.9			16	82	9	8					
Jamaica	8	5.8	6.6	3.1	41	331	4893	432	1.0	27	4.7			16	85	12	3					
Jamaica	9	6.0	6.7	4.0	90	401	6691	967	1.2	19	6.7			25	79	19	2					
Jamaica	10	5.7	6.6	2.2	27	262	5083	500	0.7	45	3.9			17	84	14	2					
Jamaica	11	5.7	6.6	3.2	30	236	4342	528	0.7	18	3.2			16	81	16	2					
Jamaica	12	5.9	6.7	2.9	44	287	6238	777	0.9	24	5.3			22	81	17	2					
Jamaica	13	6.5	7.0	2.8	34	240	5858	751	1.2	30	4.1			20	81	17	2					
Jamaica	14	6.3	6.9	2.4	37	192	3913	680	0.8	25	2.7			14	76	22	2					
Jamaica	15	5.9	6.7	2.3	30	155	3496	466	0.6	30	2.6			12	61	18	2					
Jamaica	16	6.4	6.9	3.3	75	281	5191	760	1.1	40	5.2			19	79	19	2					
Jamaica	17	5.8	6.6	3.8	87	246	6032	859	0.9	9	5.0			23	80	19	2					
Jamaica	18	5.8	6.7	2.7	58	314	5245	736	0.9	31	4.6			17	79	18	2					
Jamaica	19	6.0	6.7	3.7	57	312	6558	1076	1.2	19	5.1			25	77	21	2					
Jamaica	20	5.8	6.6	3.3	74	322	5690	834	1.1	27	7.4			20	79	19	2					
Jamaica	21	5.6	6.5	3.2	56	273	5174	687	1.0	36	5.7			19	80	17	2					
Jamaica	22	6.1	6.8	2.8	60	217	4958	685	0.9	37	4.5			17	80	18	2					
Jamaica	23	6.0	6.7	3.8	66	251	5671	910	1.2	15	4.6			22	78	20	2					
Jamaica	24	5.9	6.7	3.0	64	269	5883	845	1.3	31	4.4			20	79	19	2					
Jamaica	25	5.7	6.6	3.9	134	280	4776	681	0.7	15	4.7			18	79	19	2					
Jamaica	26	5.7	6.6	3.7	50	252	5292	837	0.9	17	4.6			23	78	20	2					
Jamaica	27	6.4	6.4	3.5	49	192	4086	636	0.8	14	3.2			18	76	20	2					
Jamaica	28	6.9		4.2	36	197	6080	1179	1.8	25	5.2			26	75	24	1					
Jamaica	29	6.3	6.8	4.4	64	208	5421	801	1.5	12	4.4			25	79	19	2					
Jamaica	30	7.4		3.6	46	230	7741	797	3.7	59	6.3			27	84	14	1					
Jamaica	31	6.1	6.8	3.2	51	300	5844	817	1.3	39	4.8			21	80	18	2					
Jamaica	32	5.6	6.6	2.8	34	237	4220	643	0.9	46	3.4			16	78	20	2					
Jamaica	33	6.2	6.8	3.9	53	277	6355	1175	1.2	19	5.6			30	76	23	2					
Jamaica	34	6.2	6.8	3.6	101	284	6371	1168	1.3	15	6.0			30	76	23	2					
Jamaica	35	6.5	7.0	3.0	41	211	5846	1042	1.3	20	3.6			23	77	22	1					
Jamaica	36	6.9		2.8	55	275	6286	1191	1.4	45	6.0			33	76	23	2					
Jamaica	Adj Avgs	6.1	6.7	3.2	57	335	5454	748	1.1	37	5.5			20	80	18	3					

\* P Mehlich III, K Mehlich III

## **Soil Type Information \***



	<u>Soil #</u>	<u>Soil Name</u>	<u>Acres</u>	<u>Productivity Index**</u>
	152A	Drummer silty clay loam	63.92	144
	154A	Flanigan silt loam	53.74	144
	198	Elburn silt loam	4.27	143
	67	Harpster silty clay loam	<u>0.44</u>	<u>133</u>
			122.37	
		Weighted Productivity Index		144

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

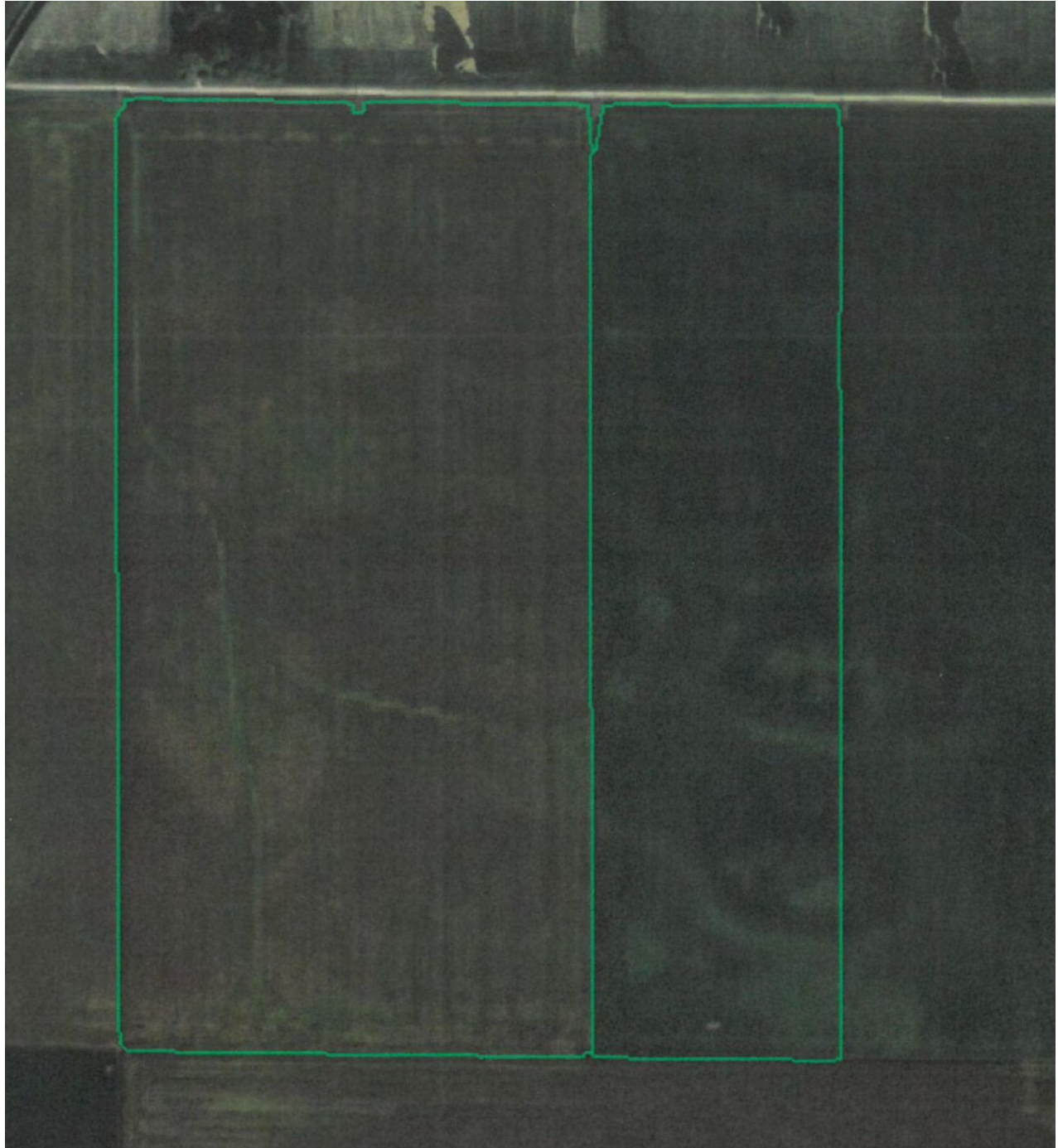
\*\* Productivity information from University of Illinois Bulletin 811

## LOCATION MAP

[illegible]

## AERIAL PHOTO





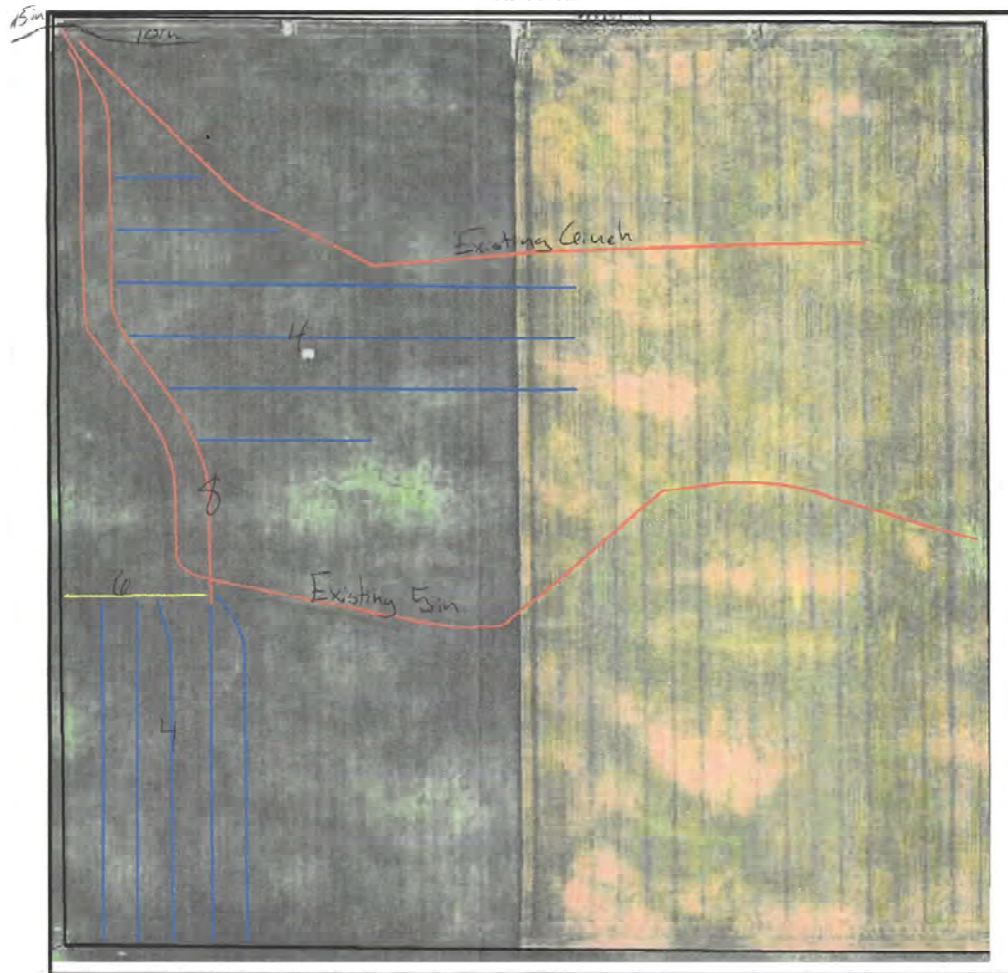
 Boundary	( 122.38 ac)
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## 2014 Tile improvements

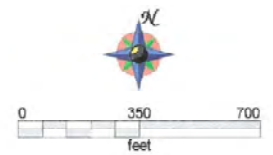


160  
Name

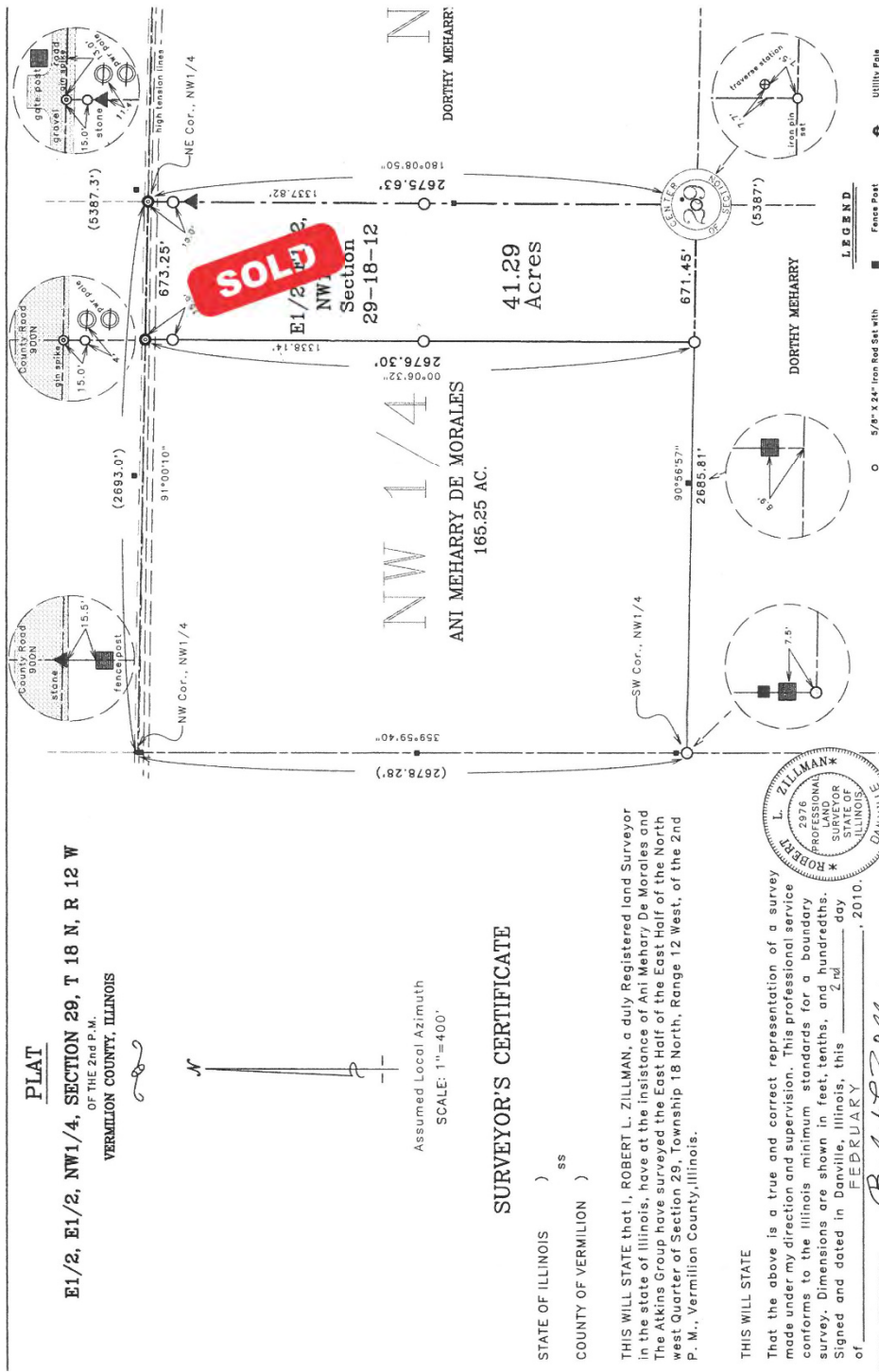
Tile 4 9872.61 ft  
Tile 6 412.01 ft  
Tile 8 1762.15 ft



Client: Ralph Puzey  
Farm: Ann McHarry  
Field: 160  
Name: Feature Lines



# 2010 Survey



## Terms and Conditions

- Sale Format:** **LIVE/ONLINE AUCTION.** Live Auction will be conducted by Jim Hannigan of Gordon Hannigan Auction Company. There will be an option to bid online through HIBID. Details available upon request. Farm will be sold with a seller reserve. Seller will reserve the right to reject final bid. Sale is not contingent on buyer financing.
- Contract:** Buyer will enter into a contract with 10% down payment required upon signature of a formal contract the day of the sale with the balance due at closing. Closing to be on or before January 5, 2023.
- Acreage:** Farm will be sold as 123.96 acres more or less. Survey stamped February 2, 2010 showed the original parcel to be 165.25 acres. 41.29 acres were sold and surveyed to Ralph and Russell Puzey. Remainder of the farm is 123.96 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 2022 real estate taxes payable in 2023 through a credit at closing. Buyer will be responsible for 2022 and subsequent years real estate taxes.
- Lease:** The farm lease has been terminated. Pine Ridge Farm (Dane Larson) has operated the farm for several years and would entertain the opportunity to continue to farm the property.

## 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.