



**Farmland  
Solutions** LLC

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## SIXTY-ACRE FARM FOR SALE

**Allan Holdings LLC Farm in Northeast Sangamon County, Illinois**

**Farmland Solutions LLC, 217-496-3500**

Website: [www.FarmlandSolutionsLLC.com](http://www.FarmlandSolutionsLLC.com) and click "Farms for Sale" tab

- Location:** Fifteen miles northeast of Springfield, Illinois, or one and a half miles south of Cornland, Illinois, at the intersection of Bryson Road (1000 Ave) and Lynn Road. Farm is on the south side of Lynn Road and is marked with Farmland Solutions LLC "FOR SALE" signs. Farm is in Sections 22 & 23, Buffalo Hart Township (17 N and Range 3 W).
- Acreage:** Tax bills show a total of sixty acres. FSA records show 59.04 crop acres.
- Real Estate Taxes:** Taxes for 2021 paid in 2022: \$2,387.48
- Soil types:** Sable silty clay loam, Ipava silt loam, Spaulding silty clay loam, Buckhart silt loam. The weighted average soil productivity index is 141.4. Topography is level to gently rolling.
- Description:** This rectangular tract with excellent soil types has Lynn Road as the north boundary. A shallow stream that is crossable by farm machinery flows diagonally across the southeast corner of the farm. A low area of a few acres near the stream is suitable for conversion to a CRP restored wetland. There are no buildings.
- Asking price:** **\$700,000 (divided by 60 acres = \$11,667/acre)**
- Lease:** The farm is subject to an existing cash rent lease expiring February 28, 2023.
- Terms:** Minimum of ten percent earnest money required with accepted offer. Closing to be scheduled within 30 days of a signed sale/purchase contract or by mutual agreement. Seller will retain the 2022 cash rent and will pay the 2022 real estate taxes payable in 2023. Possession after closing, subject to the 2022 lease. Buyer required to cooperate with Seller's tax deferral exchange requirements. Seller will provide Buyer with title insurance in the amount of the purchase price, at Seller's expense. Farm is sold as-is, where-is.



Farmland Solutions LLC Brokerage represents the Seller in this transaction. Kent Kraft, Managing Broker is the designated agent for the seller. Information herein is gathered from reliable sources and is believed to be correct but cannot be guaranteed.

## Farm Location

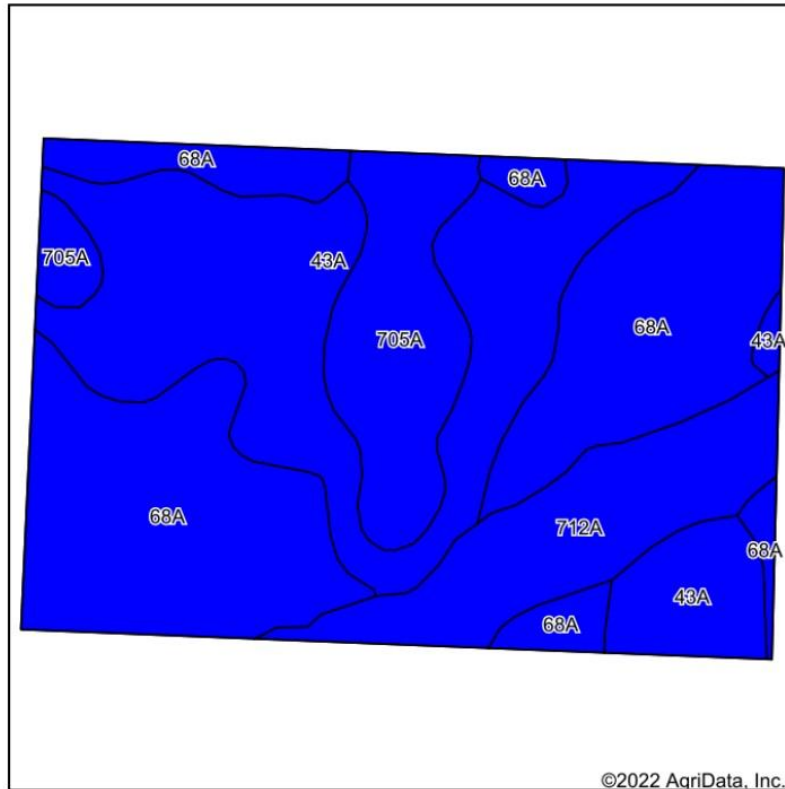


Red line on map above is the boundary between Logan and Sangamon County. Photo below is facing southwesterly from Lynn Rd.

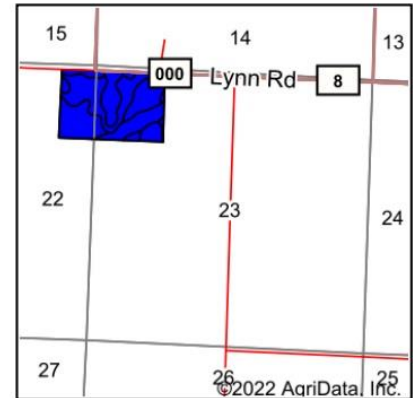




## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Sangamon**  
 Location: **23-17N-3W**  
 Township: **Buffalo Hart**  
 Acres: **60.6**  
 Date: **8/15/2022**



Area Symbol: IL167, Soil Area Version: 14

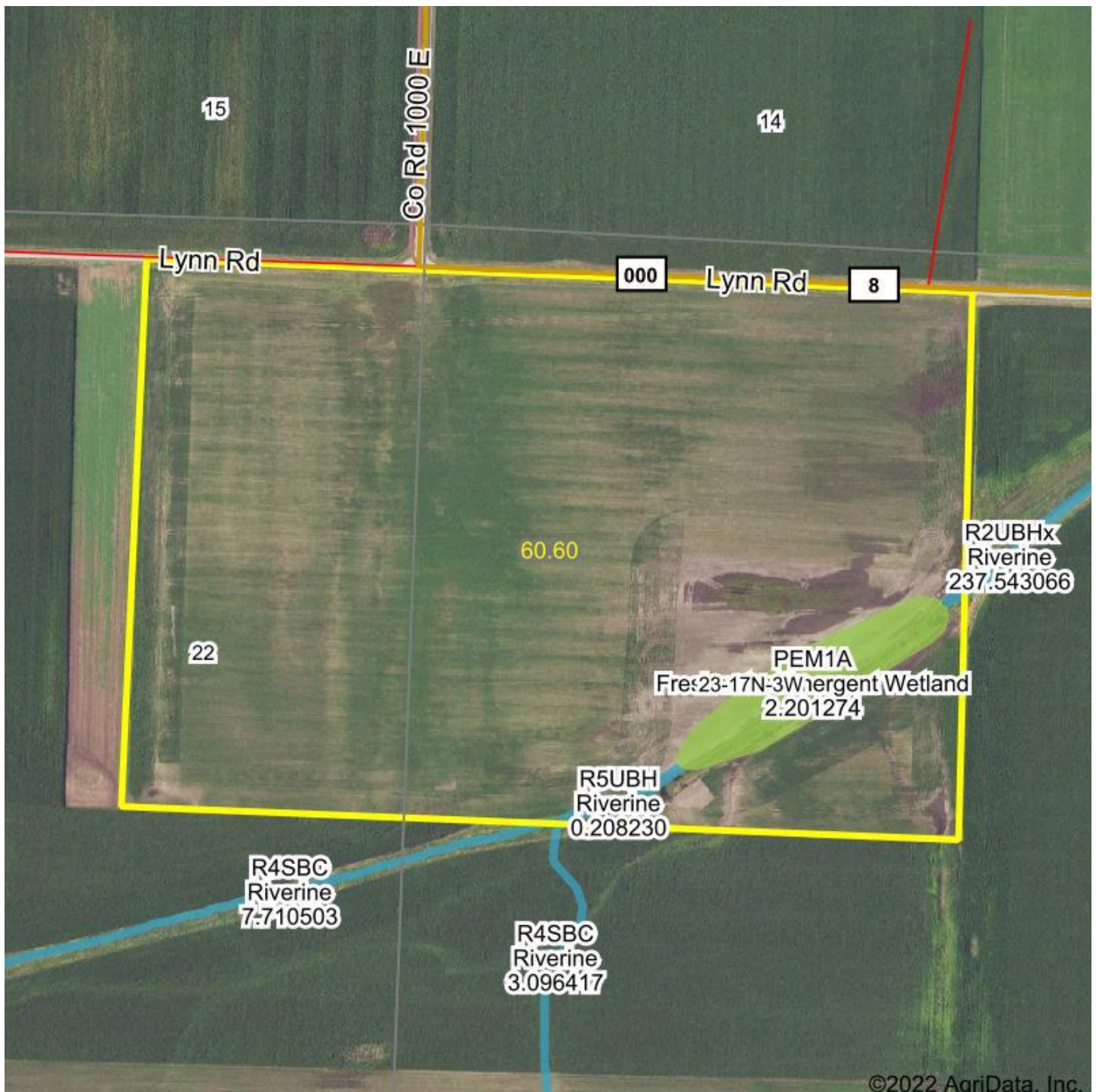
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	24.52	40.5%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	20.80	34.3%		191	62	142
705A	Buckhart silt loam, 0 to 2 percent slopes	7.65	12.6%		190	61	142
712A	Spaulding silty clay loam, 0 to 2 percent slopes	7.63	12.6%		183	58	134
Weighted Average					190.3	61.8	141.4

**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

Wetland map, Agri-Data



The FSA aerial photo does not indicate any designated wetlands. Form 156 states "Wetland determination not complete."





United States  
Department of  
Agriculture

## Sangamon County, Illinois



### Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

0 300 600 1,200  
Feet

2016 Program Year

Map Created December 08, 2015

Farm 10804

Tract 671

IL167\_T671

### Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 59.04 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA – 156EZ information:

**Tract Number:** 671      **Description** TWP 17N-R3W SEC 22-23

**FSA Physical Location :** Sangamon, IL

**ANSI Physical Location:** Sangamon, IL

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP</b>	<b>EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
59.62	59.04	59.04	0.0	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>			
0.0	0.0	59.04	0.0	0.0			

<b>Crop</b>	<b>Base Acreage</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	39.14	150	0.00
SOYBEANS	15.13	51	0.00
<b>Total Base Acres:</b>	54.27		

**Owners:** ALLAN HOLDINGS LLC

Legal Description:

Parcel I: The West Half of the Northwest Quarter of the Northwest Quarter of Section 23, Township 17 North and Range 3 West of the 3<sup>rd</sup>. P. M., Sangamon County, Illinois      Tax Parcel # 08-23-100-006

Parcel II: The East Half of the Northwest Quarter of the Northwest Quarter of Section 23, Township 17 North and Range 3 West of the 3<sup>rd</sup>. P. M., Sangamon County, Illinois      Tax Parcel # 08-23-100-007

Parcel III: The East Half of the Northeast Quarter of the Northeast Quarter of Section 22 Township 17 North and Range 3 West of the 3<sup>rd</sup>. P. M., Sangamon County, Illinois      Tax Parcel # 08-22-200-004

**TO MAKE AN OFFER, CONTACT KENT M. KRAFT, MANAGING BROKER AT 217-871-6974,**

**OR E-MAIL TO [KENTKRAFT@FARMLANDSOLUTIONSLLC.COM](mailto:KENTKRAFT@FARMLANDSOLUTIONSLLC.COM)**