



Offered For Sale By:

Farmland Solutions LLC

www.FarmlandSolutionsLLC.com

320 South Crossing Road, Sherman, IL 62684

Robert H. Woodrow, Designated Agent

217-496-3500

Sand Prairie Township, Tazewell County, Illinois

Size: 54.39 acres
50.79 tillable acres

Location: Approximately ½ mile east of Route 29 on Christmas Tree Road

Legal: Part of Section 10, Sand Prairie, Township (T.23N – R.5W.) Tazewell County, Illinois

FSA Data:

	Base	PLC Yld
Corn	38.7	155
Soybeans	4.3	41
Wheat	7.8	45

The Farm is NHLE and has no wetlands

Improvements: None

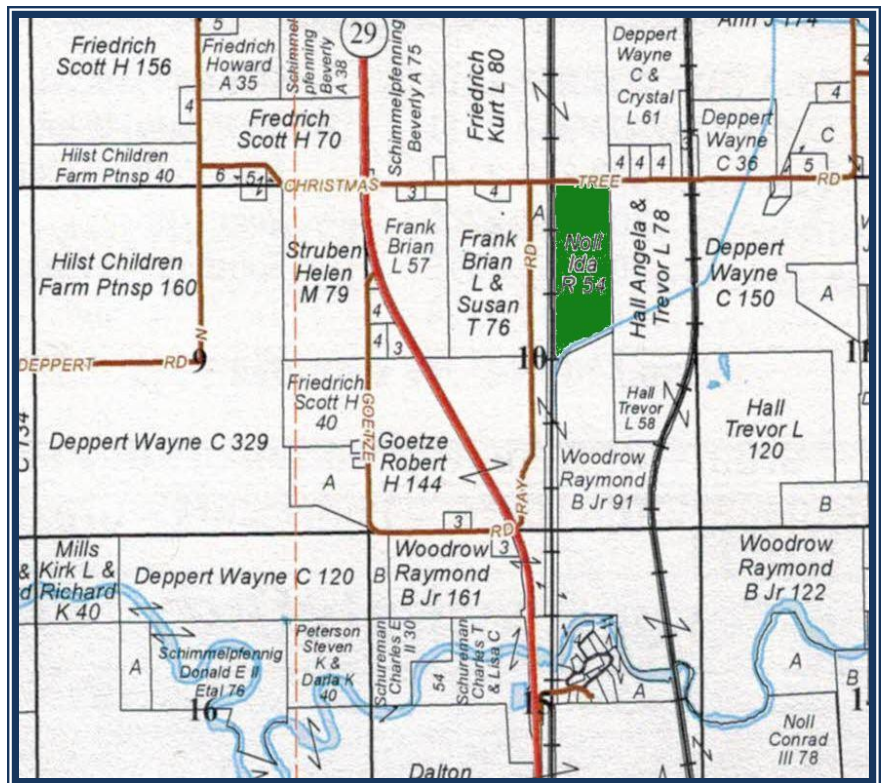
Lease: The farm is subject to a cash lease for 2022 at \$165.00 per tillable acre.
\$4,248.75 due March 1, 2022
\$4,248.75 due November 1, 2022

R. E. Taxes: \$1,250.68 (\$22.99 per acre)

PIN: 16-16-10-200-002

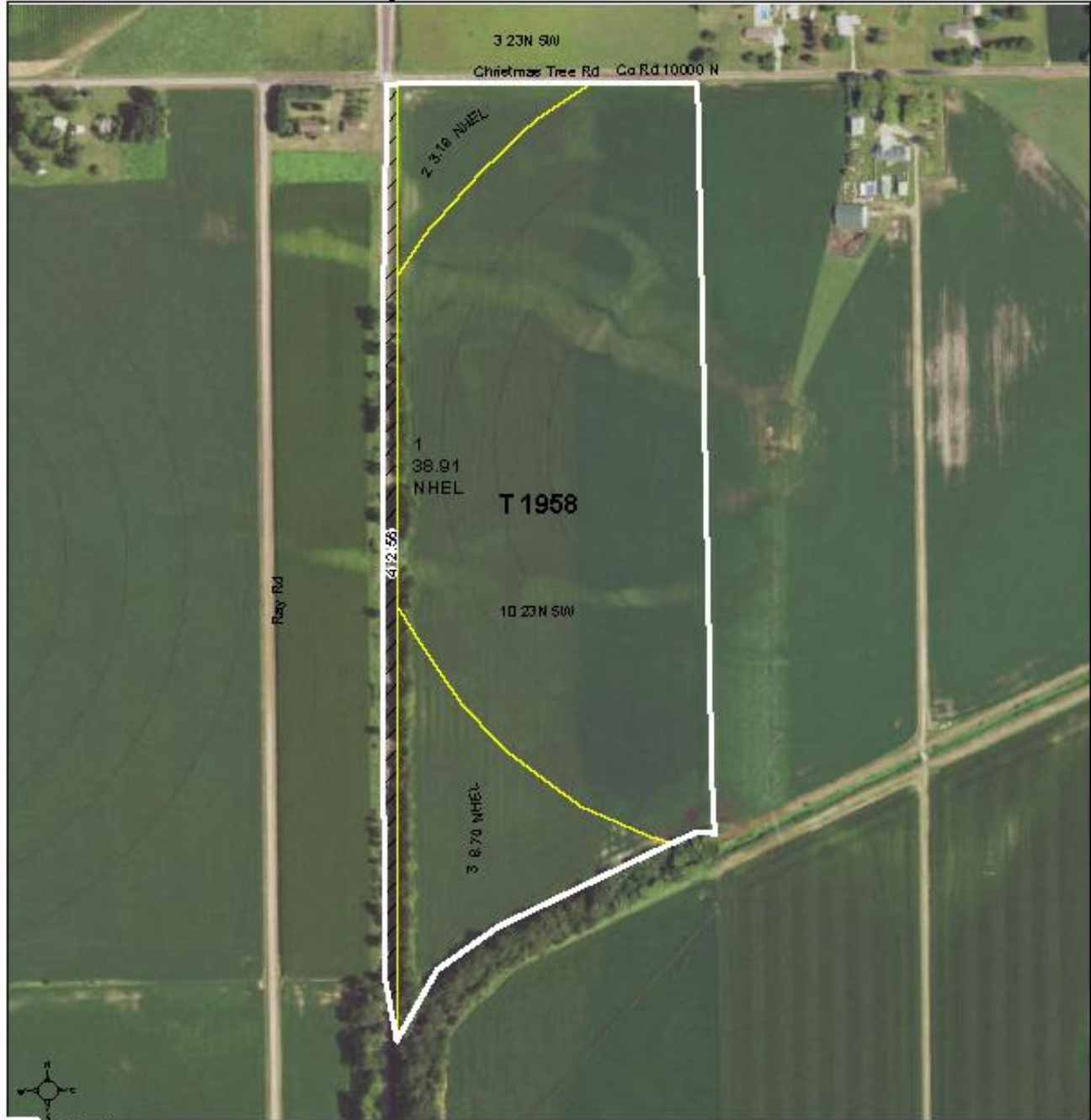
Price: \$543,900.00 (\$10,000 per acre)

Terms: Cash

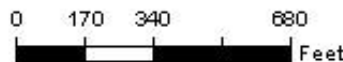


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- Tract Boundary
- Common Land Unit
- Non-Cropland
 - Cropland
 - plus_AULWMIAS
 - CRP



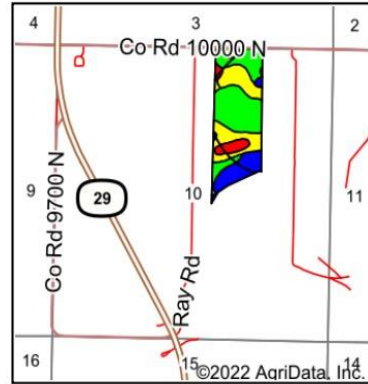
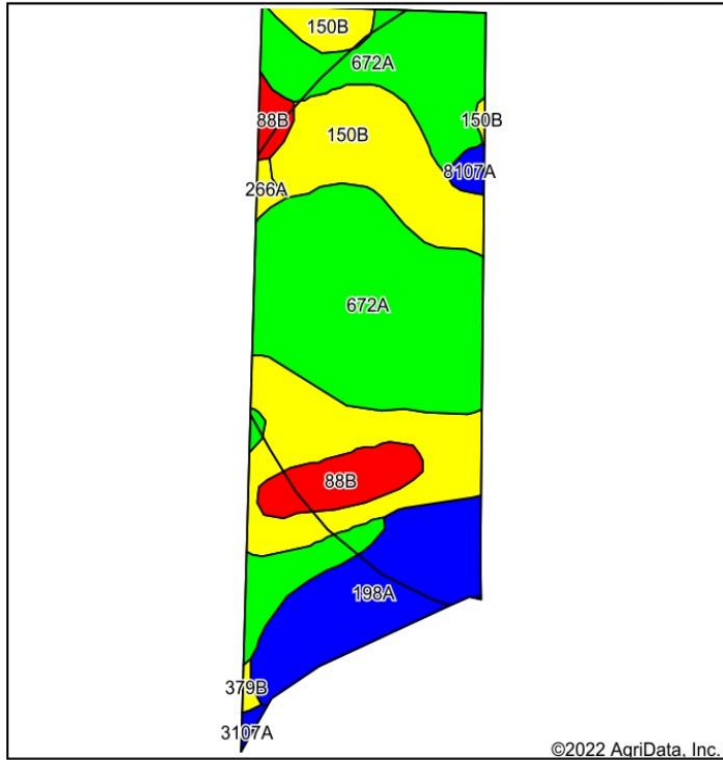
2022 Program Year
Map Created November 04, 2021

Farm **3615**
Tract **1958**

Tract Cropland Total: 50.80 acres

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Soils Map



State: **Illinois**
 County: **Tazewell**
 Location: **10-23N-5W**
 Township: **Sand Prairie**
 Acres: **50.79**
 Date: **1/6/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL179, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
672A	Crescent loam, 0 to 2 percent slopes	23.32	45.9%		158	51	117
**150B	Onarga sandy loam, 2 to 5 percent slopes	15.32	30.2%		**147	**48	**109
198A	Elburn silt loam, 0 to 2 percent slopes	7.70	15.2%		197	61	143
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	3.30	6.5%		**118	**41	**91
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.45	0.9%		189	60	139
266A	Disco sandy loam, 0 to 2 percent slopes	0.34	0.7%		145	49	108
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.18	0.4%		189	60	139
**379B	Dakota fine sandy loam, 2 to 5 percent slopes	0.18	0.4%		**149	**49	**111
Weighted Average					158.3	51.1	117

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