

REAL ESTATE

Listing PROPERTY FOR SALE

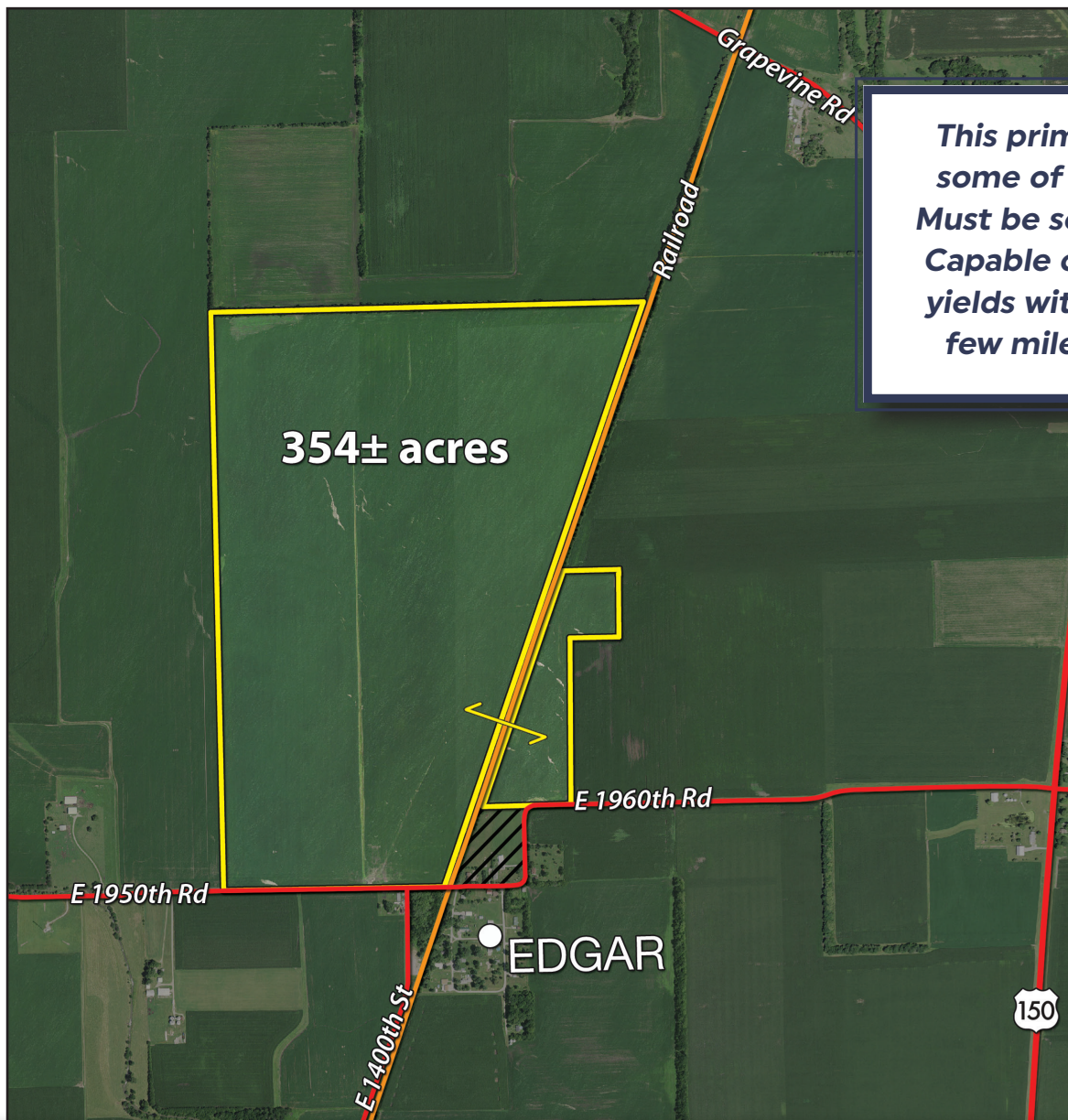
354± ACRES • EDGAR, IL

Listing Price:

\$10,500/ac

\$3,717,000 Total

TILLABLE LAND: 348.87 ACRES



This prime Illinois farm land is some of the best in the state. Must be seen to be appreciated. Capable of producing excellent yields with grain markets just a few miles from the property.

Location: Edgar County, IL. West part of Edgar Township adjacent to village of Edgar, IL.

Directions: From intersection of St Rd 1 & US Hwy 36 just south of Chrisman Illinois, travel south of St Rd 1 approximately 2 ½ miles to County Road 1960 N turn right (west) on County Road 1960 N go approximately 1 mile to the property.

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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REAL ESTATE

Listing

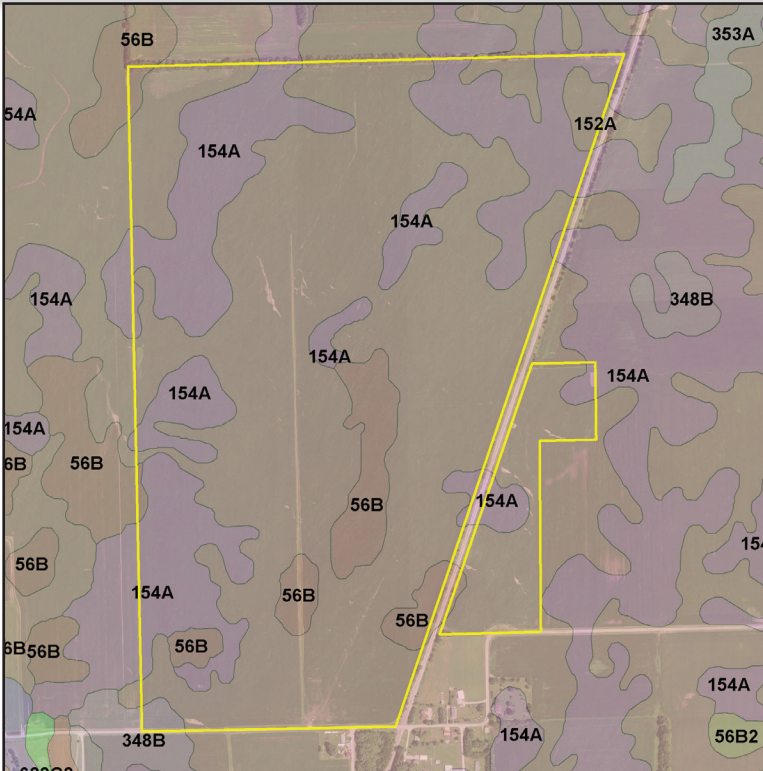
PROPERTY FOR SALE

354± ACRES • EDGAR, IL

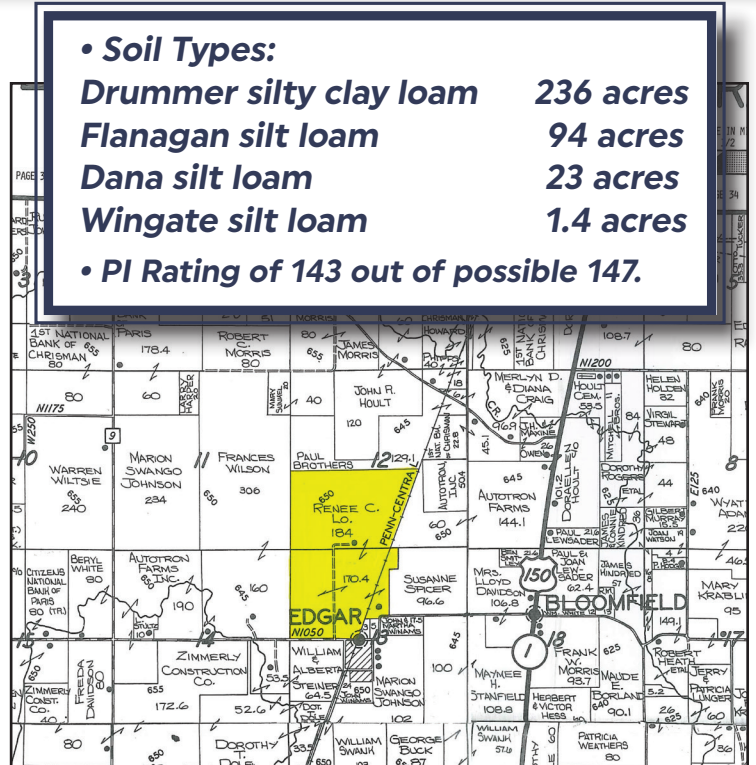
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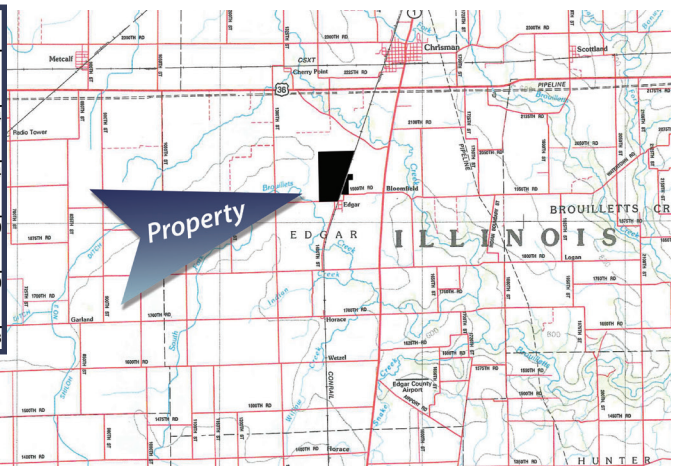


- **Soil Types:**
- Drummer silty clay loam** 236 acres
- Flanagan silt loam** 94 acres
- Dana silt loam** 23 acres
- Wingate silt loam** 1.4 acres
- **PI Rating of 143 out of possible 147.**



Area Symbol: IL045, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legu me e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	236.08	66.6%	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	93.92	26.5%	194	63	77	102	0	0.00	5.90	144
**56B	Dana silt loam, 2 to 5 percent slopes	22.96	6.5%	**178	**55	**68	**98	0	**6.21	0.00	**130
**348B	Wingate silt loam, 2 to 5 percent slopes	1.44	0.4%	**163	**51	**67	**91	0	**5.34	0.00	**120
Weighted Average				193.5	62.4	73.7	100.4	-	0.42	5.32	143



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800.451.2709
schraderauction.com/listings

Listing Agent: RD SCHRADER
800-451-2709 • 260-244-7606