

# LAND For Sale

# 74± Acres

**PRICE: \$7,250/AC.**

**PROPERTY LOCATION:** From the intersection of SR10 & US35 (Bass Lake), take US35 2 miles south to CR 800S; take 800S 2-1/2 miles west, the farm is on the north side of 800S.

- **TILLABLE LAND**
- **WOODED LAND • CRP LAND**

A 74± acre parcel of land with 51.35 acres tillable. This tract has 8± acres wooded and 9.87 acres in CRP programs. There is a small ditch on this property. This parcel of land has frontage on CR 800S.

**FSA Info: Farm#4270**

Farmland	75.58 ac.
Cropland	61.22 ac.
Corn Acres	31.40 ac.
Soybean Acres	19.48 ac.
CRP Acres	9.87 ac.

*(Effective dates 10-1-2020, expire 9-30-2030)*

**CRP Payments:**

5.65 acres	CP21 @ \$120/ac. = \$678/yr.
2.76 acres	CP21 @ \$120/ac. = \$331/yr.
1.46 acres	CP21 @ \$120/ac. = \$175/yr.

*The 2025 crop rights are available.*



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

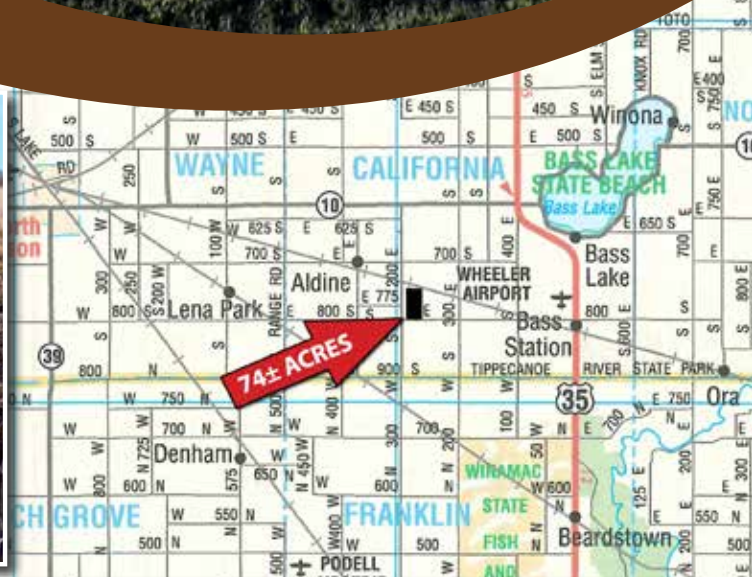
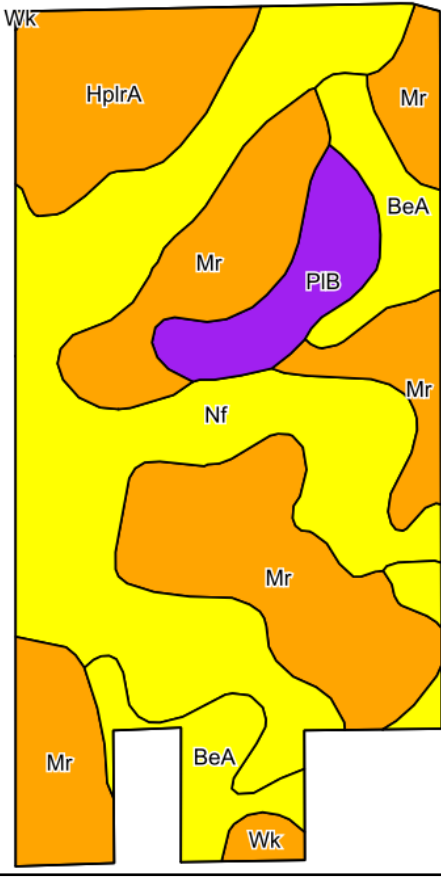
*PINGEL - JH47S*



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
Nf	Newton loamy sand	27.28	37.3%		IVw	115	4	8	25		46	36	25	33	36	
Mr	Morocco loamy sand, 0 to 2 percent slopes	25.63	35.0%		IIIIs	102	3	7	36	38	3	49	49	41	31	
BeA	Brems sand, 0 to 3 percent slopes	7.65	10.4%		IVs	81	3	5	29		37	35	35	35	26	
HplrA	Houghton muck, drained, prairie peninsula, 0 to 1 percent slopes	7.63	10.4%		IIIW	154	5	10	54		61	92	92	77	88	
PIB	Plainfield sand, 2 to 6 percent slopes	4.32	5.9%		VIs	73	3	5	25		29	35	34	35	25	
Wk	Watseka loamy sand	0.75	1.0%		IIIIs	104	4	7	27		47	56	56	48	37	
<b>Weighted Average</b>						<b>3.65</b>	<b>108.4</b>	<b>3.6</b>	<b>7.4</b>	<b>32.3</b>	<b>13.3</b>	<b>30.6</b>	<b>*n 46.4</b>	<b>*n 42.3</b>	<b>*n 40.9</b>	<b>*n 38</b>

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PINGEL - JH475