

Farmland for Sale

159.63 Acres +/- in Mason County, IL

- 159.63 Tax Acres
- Prime Tillable Farmland - PI 129.2
- Open Farm Lease for 2023 Crop Year
- Wind Lease Income



Moore & Warner **Farm Real Estate, LLC**

(217) 935-9799

100 S. Center St.

Clinton, IL 61727

www.moore-warner.com

V. Ross Albert, AFM

Farm Manager, Broker

(309) 261-2230

ralbert@moore-warner.com

Jonah Kolb

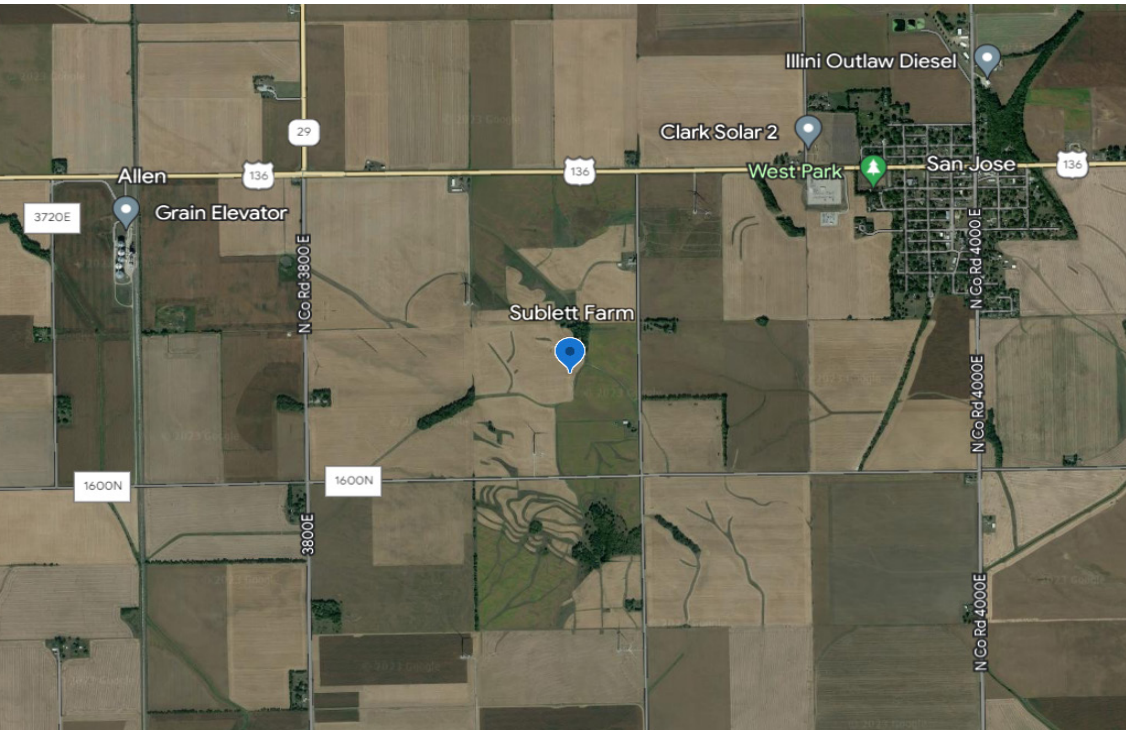
President, Managing Broker

(217) 935-9799

jkolb@moore-warner.com

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159.63 Acres +/- in Mason County, IL



Listing Price
\$13,500 per tax acre

159.63 acres @
\$13,500/acre =
\$2,155,005

Location
Sec 2 Allens Grove
Mason County
16162 1600 N Rd
San Jose IL 62682

Legal

The Southeast Quarter of Section 2, Township 21
North, Range 5 West of the Third Principal Meridian.

Soils / Productivity

Crop Productivity Index 129.2 on
135.72 FSA Acres.
"As Applied Acres" are Approximately 142 Acres.

Improvements

Wind Tower - Farm House - Small Out Building
70' x 54' Machine Shed

FSA Data

Current Farm Bill Program Enrollments:
Corn – ARC –Individual
Soybeans – ARC –Individual

Real Estate Taxes

2022 Taxes Payable 2023 - \$35.54/acre
PIN: 13-02-400-001

Terms

Open lease for 2023 crop year. Current soybean
crop is subject to negotiation.

Ten percent (10%) earnest money due at contract
execution with balance due at closing scheduled
within 45 days of contract date.

Wind Lease

Please call Ross Albert at (309) 261-2230 or
Moore & Warner Farm Real Estate office at
(217) 935-9799 for details.

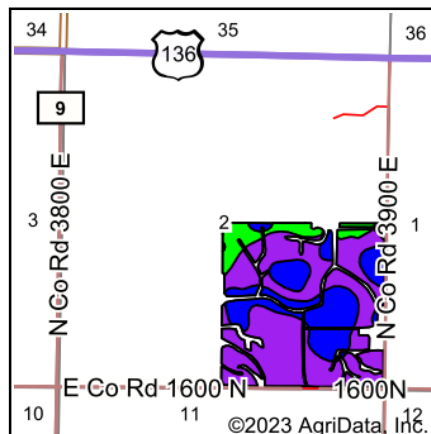
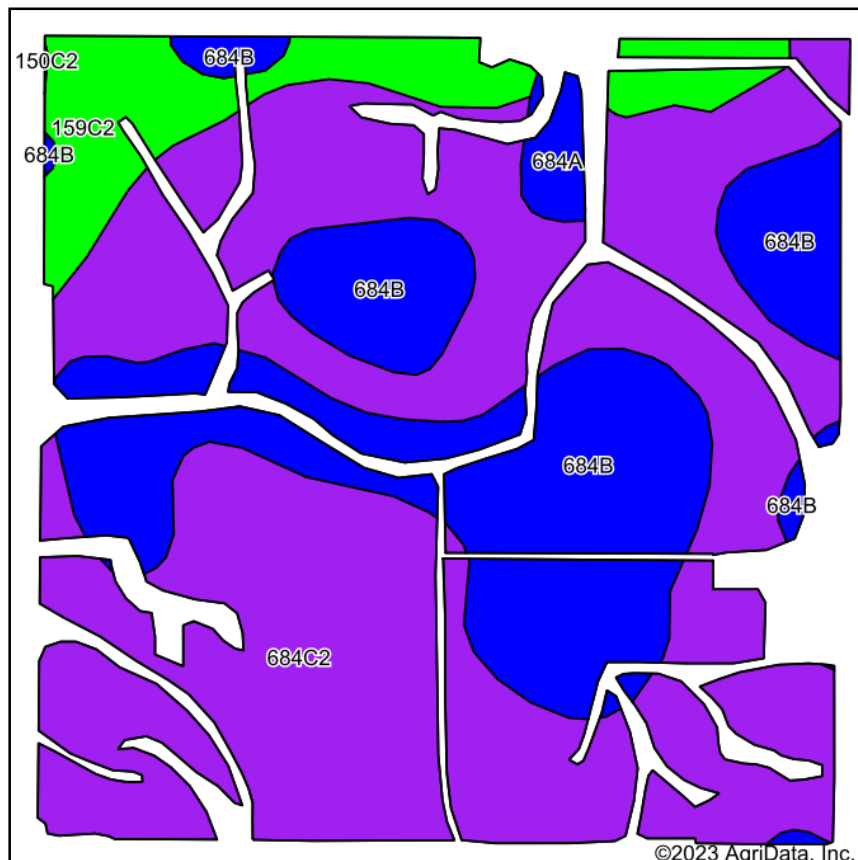
Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.

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Farmland Management
Farmland Investing & Brokerage
Consulting

Soils Map



State: **Illinois**
County: **Mason**
Location: **2-21N-5W**
Township: **Allens Grove**
Acres: **135.59**
Date: **5/14/2023**



Area Symbol: IL125, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**684C2	Broadwell silt loam, 5 to 10 percent slopes, eroded	83.57	61.6%		**175	**55	**68	**128
**684B	Broadwell silt loam, 2 to 5 percent slopes	38.24	28.2%		**186	**58	**72	**137
**159C2	Pillot silt loam, 5 to 10 percent slopes, eroded	12.07	8.9%		**151	**49	**60	**112
684A	Broadwell silt loam, 0 to 2 percent slopes	1.71	1.3%		188	59	73	138
Weighted Average					176.1	55.4	68.5	129.2

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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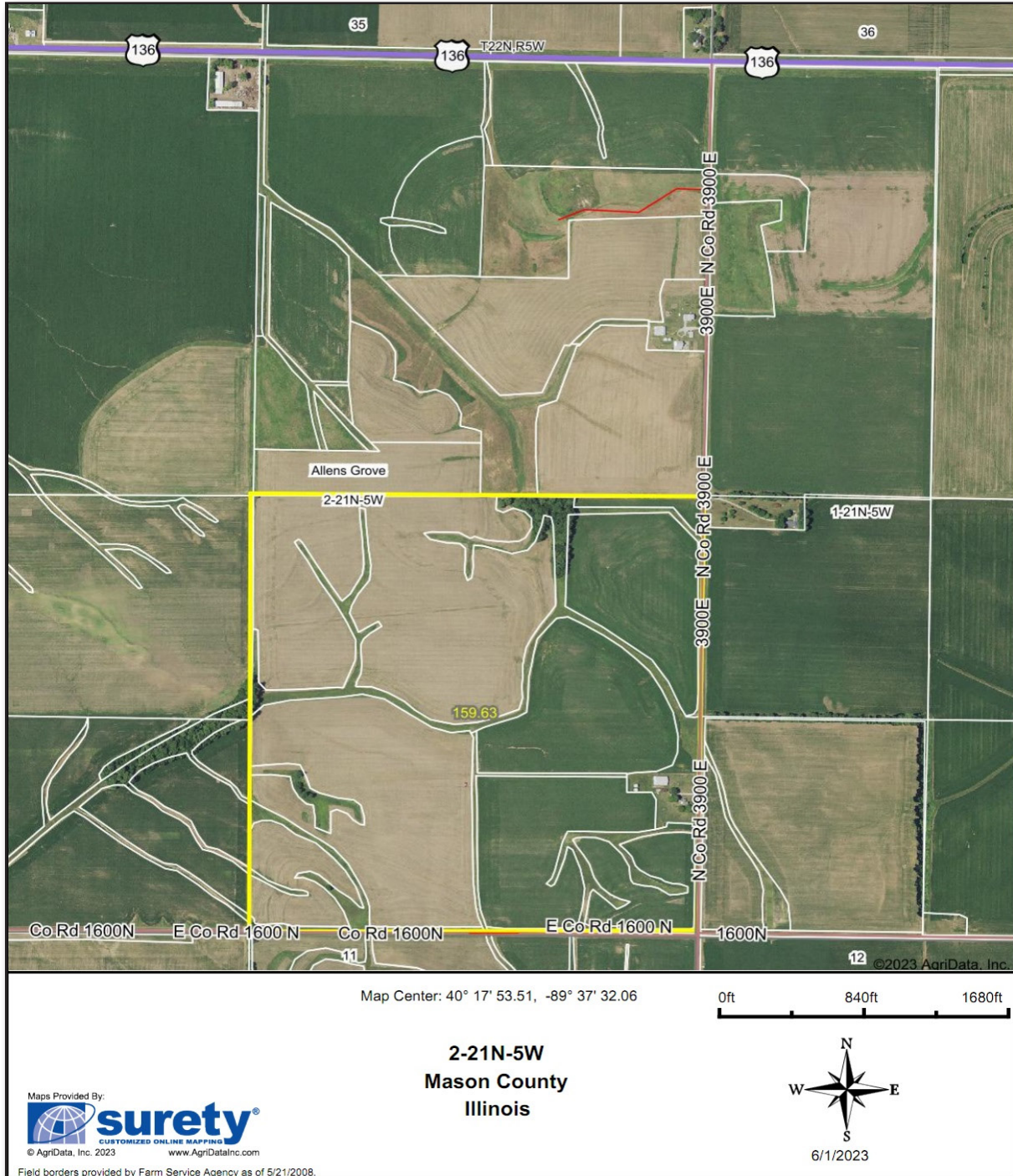
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Aerial Map



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