



CHRISTIAN COUNTY
Rosamond Township 40
Listing Price: \$10,750 / acre

- 40 Surveyed Acres
- Prime tillable farmland – PI 133.8
- Open lease for 2021 crop year
- Minutes from Rosamond and Pana

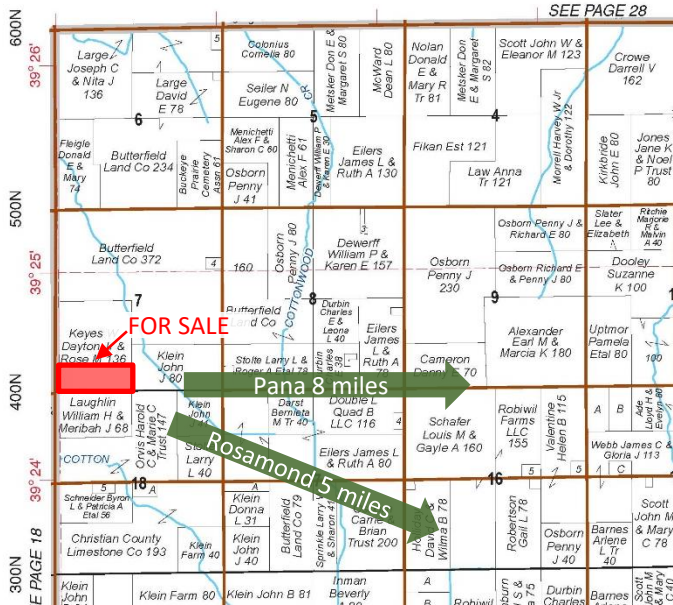
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ROSAMOND



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Listing Price

\$10,750 per surveyed acre
40 acres @ \$10,750/acre = \$430,000

Location

5 miles northwest of Rosamond and 8 miles west of Pana

Legal

The Southwest Quarter of Section 7, Township 11 North, Range 1 West of the Third Principal Meridian, except the North 96.36 acres thereof

**** Survey conducted Sept 2020 ****

Soils / Productivity

Crop Productivity Index 133.8

Improvements

None

FSA Data

Current Farm Bill Program Enrollments:
Corn – PLC
Soybeans – ARC -CO

Exclusions

Mineral rights excluded from sale.

Real Estate Taxes

2019 Taxes Payable 2020 - \$25.82/acre
Approximate – property will be separated from larger parcel and receive a new PIN

Terms

Open lease for 2021 crop year

Ten percent (10%) earnest money due at contract execution with balance due at closing scheduled within 30 days of contract date.

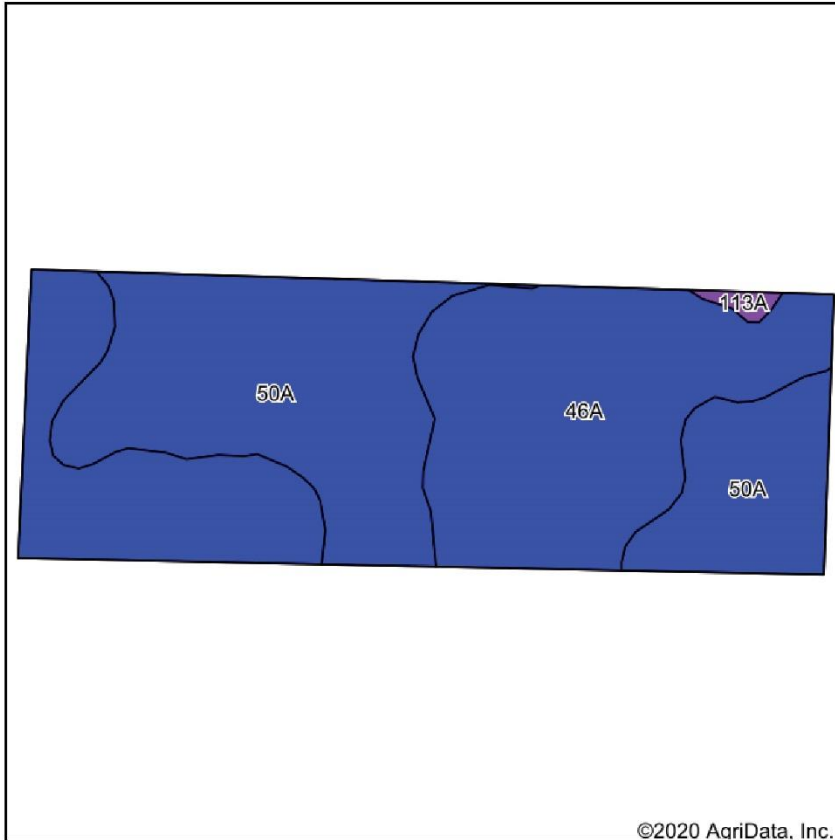
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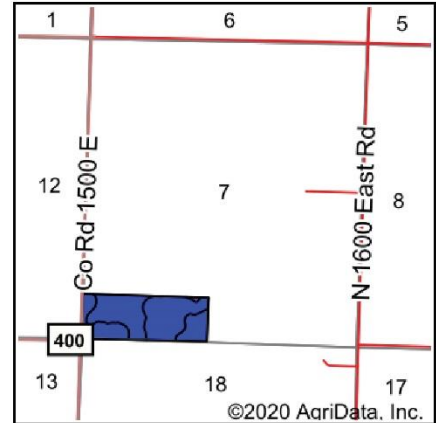
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Christian**
 Location: **7-11N-1W**
 Township: **Rosamond**
 Acres: **40**
 Date: **12/21/2020**



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
46A	Herrick silt loam, 0 to 2 percent slopes	21.66	54.2%	4	181	58	73	133
50A	Virden silty clay loam, 0 to 2 percent slopes	18.07	45.2%	4	182	59	71	135
113A	Oconee silt loam, 0 to 2 percent slopes	0.27	0.7%	4	164	50	63	119
Weighted Average					181.3	58.4	72	133.8

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
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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