

FARM FOR SALE



Barbel - Sparta Farm

26.82 acres

Randolph County, IL



Seth M. Baker, AFM
Managing Broker/Owner

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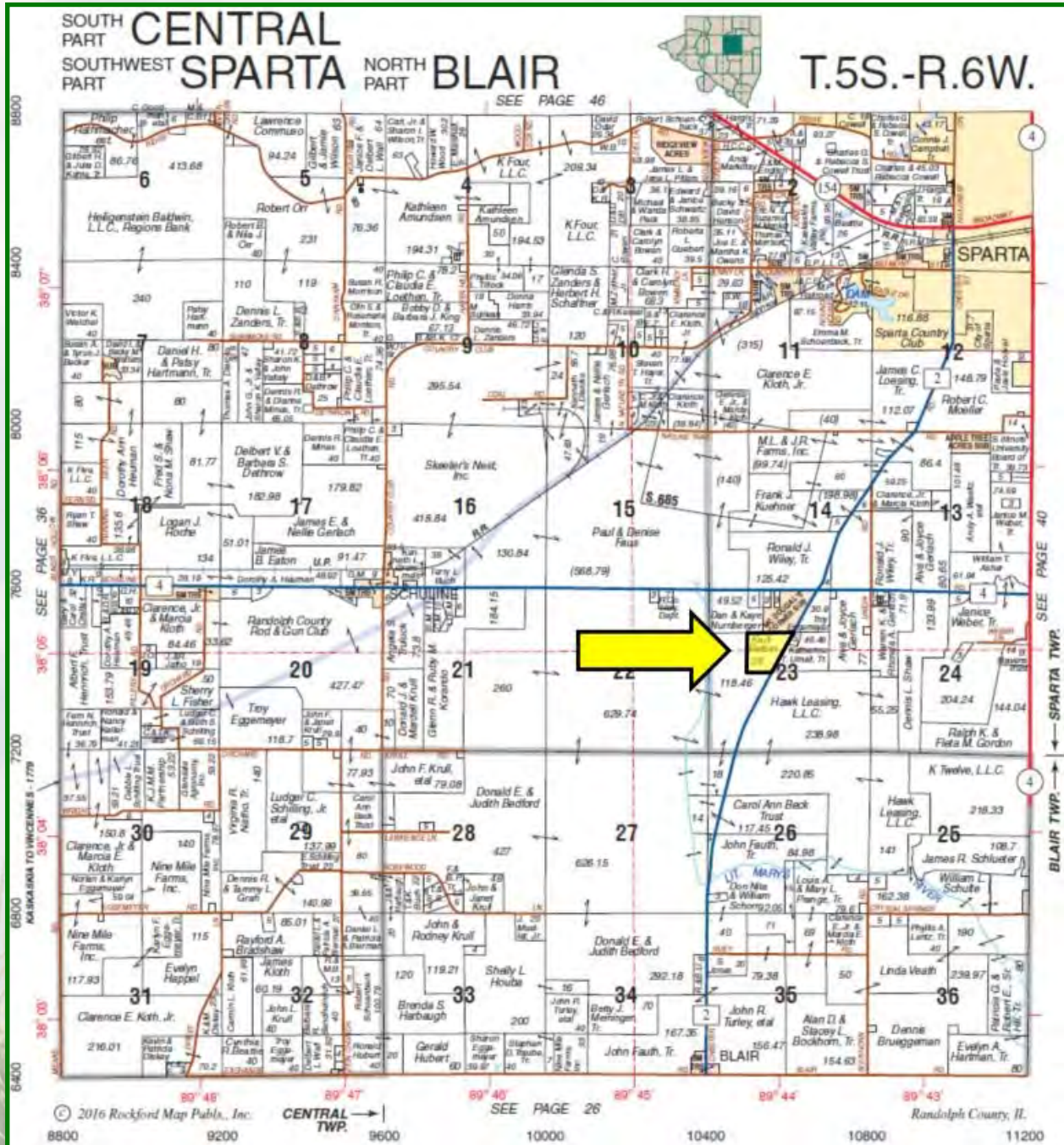


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Farmland Details

The Shirley Barbel Farm is located in central Randolph County, 2 miles south of Sparta on the west side of Chester Road. This farm is 100%+ tillable when comparing the 27.06 FSA acres to the 26.82 tax acres. There is a small portion of road right-of-way, not included in the tax acres but is still tillable farmland for this tract. Don't miss this great investment opportunity!

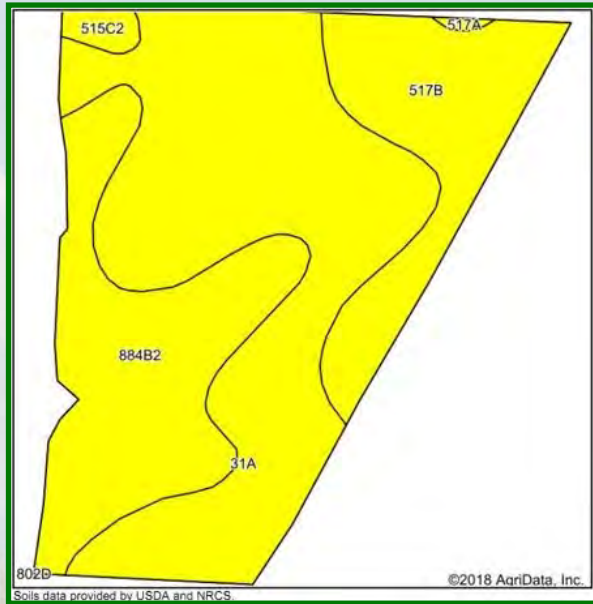


Parcel No.	Acres	2017 Assessment	2017 Taxes	Tax/A
06-038-020-00	26.82	\$2,760	\$171.36	\$6.39



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FSA DATA - Farm #5450		
Tract No.:	10774	
Tillable Acres:	27.06	
	Base Acres	PLC Yield
Wheat	8.00	48
Corn	8.90	97
Beans	11.80	20



Code	Soil Name	% of Soil	Class Legend	Corn Yield	Crop PI
31A	Pierron	51.8%		136	102
884B2	Bunkum-Coulterville	27.1%		139	103
517B	Marine	19.4%		143	103
515C2	Bunkum	1.5%		136	102
517A	Marine	0.3%		144	104
TOTALS	27.06 tillable acres			102.5	

Asking Price

This farm is offered at \$6,500 per tax acre for 26.82 tax acres. The total asking price is \$174,330.

Procedure

This property is being offered as one tract.

Down Payment

Ten percent (10%) down will be required with an executed sales contract.

Closing

Closing will be scheduled thirty (30) days after the signing of the sales contract.

Possession

Possession will be granted at closing subject to the rights of the current tenant, Warren Gerlach. The property is leased for the 2020 wheat crop on a cash rent lease. The lease is open for double crop soybeans after the wheat harvest until March 15, 2020.

Minerals

The owner's interest, if any, of any mineral rights will be included with the sale of the property.

Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed.

Agency

Field Level Agriculture, Inc., its brokers and representatives, are the agent of the seller only.