

FARM FOR SALE

Donald J. Lindley Trust Farm
Chrisman 84 - 84.00 acres
Edgar County, IL



Seth M. Baker, AFM
Managing Broker/Owner

505 Broadway, PO Box 169
Mt. Zion, IL 62549

(217) 329-4048
seth@fieldlevelag.com



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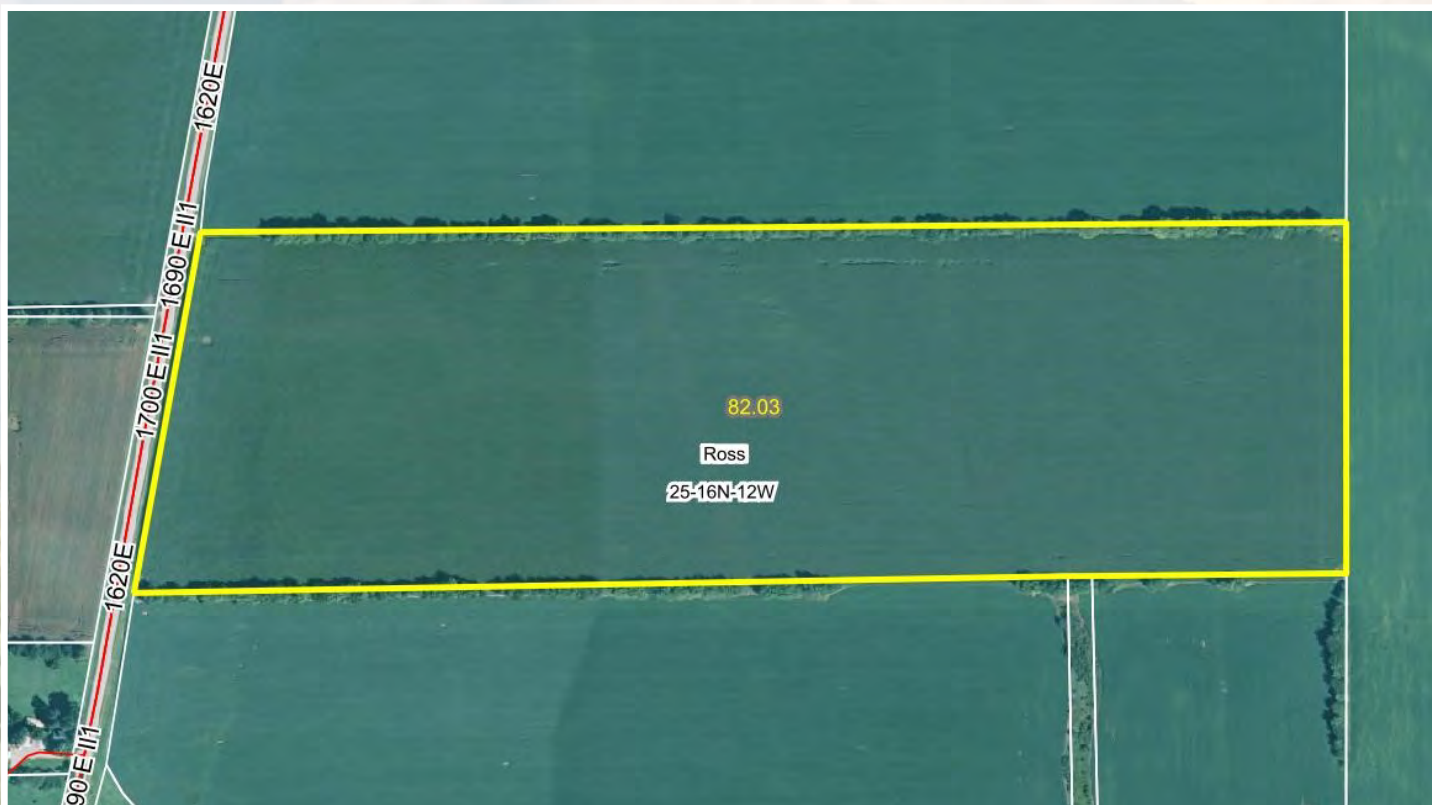
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Farmland Details

The Lindley Trust - Chrisman 84 Farm is well located just north of Chrisman, Illinois in northern Edgar County. This mostly rectangular tract is bordered by State Route 1 on the western border.

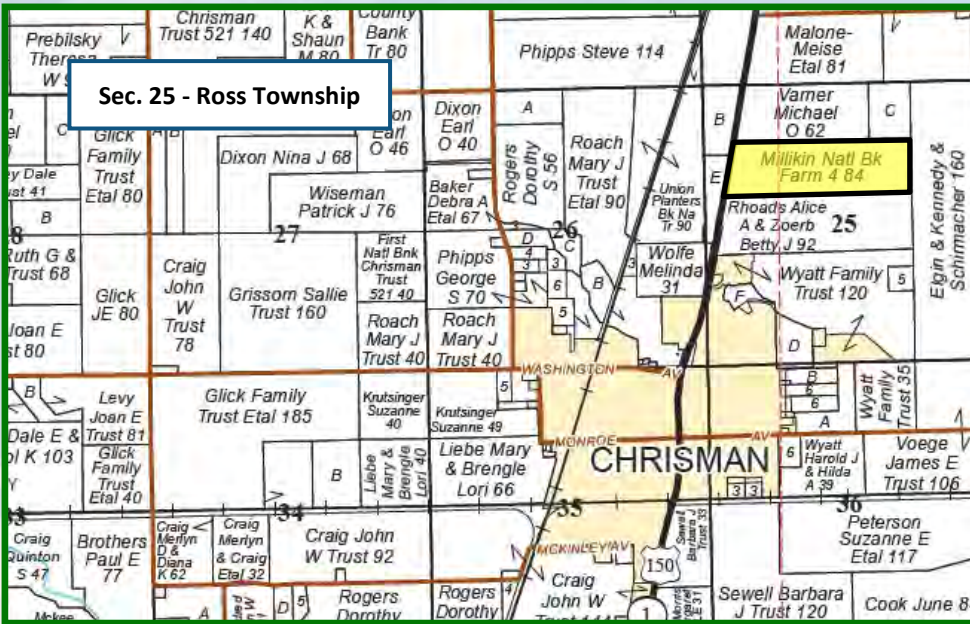
This tract is 97.7% tillable based on 82.03 FSA tillable acres. The farm is made up of mostly Drummer and Flanagan Soils giving it an overall soil productivity index rating of 142.2 (out of 144.0 in Edgar County). This tract does not have any buildings.

The Lindley Trust – Chrisman 84 Farm is being offered at **\$10,200 per real estate tax acre**. Please contact Seth M. Baker at (217) 329-4048 for more information.

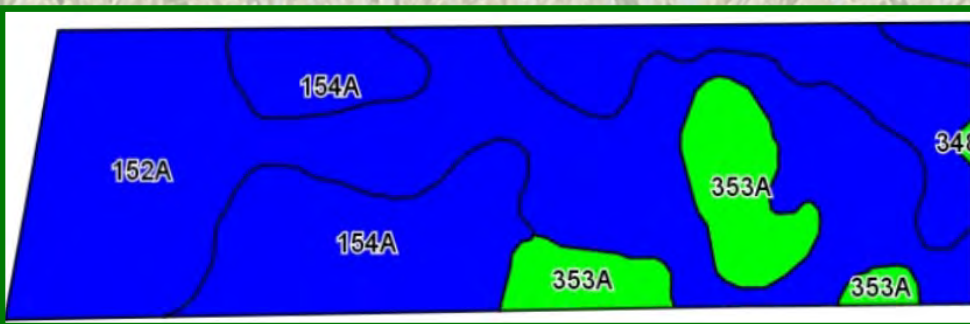


Parcel No.	Acres	2019 Assessment	2018 Taxes	Tax/A
11-03-25-100-004	52.00	\$33,480	\$2,265.86	\$43.57
11-03-25-200-002	32.00	\$18,870	\$1,277.08	\$39.91
TOTAL	84.00	\$52,350	\$3,542.94	\$42.18

Section 25, Ross Township, Edgar County, IL



FSA DATA - Farm #5815		
Tract No.:	593	
Tillable Acres:	82.03	
	Base Acres	PLC Yield
Corn	43.28	145
Beans	38.75	46



Code	Soil Name	% of Soil	Class Legend	Corn Yield	Crop PI
152A	Drummer	54.7%		195	144
154A	Flanagan	33.9%		194	144
353A	Toronto	11.2%		174	128
248B	Wingate	0.2%		163	120
TOTALS	82.03 tillable acres			142.2	

Asking Price

This farm is offered at \$10,200 per tax acre for 84.00 acres. Total price of \$856,800.

Procedure

This property is being offered as one tract. It is in conjunction with three additional tracts owned by the Lindley Trust. Once a sale contract is signed on one tract the remaining tracts will be removed from the market.

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.

Title Policy

The buyer will be provided a title policy in the amount of the purchase price.

Possession

Possession will be granted at closing subject to the rights of the current tenant, Mike Taylor. The property is available for the 2019 crop year. Mike has done a great job on this property and is available to discuss future tenancy with a new buyer, if a tenant is needed.

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.