

LAND FOR SALE

LISTING #15719

241.51 ACRES M/L
HENDERSON COUNTY, ILLINOIS



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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the Northeast 1/4 and the fractional Northwest 1/4 of Section 9, Township 8 North, Range 6 West of the 4th P.M., Henderson County, Illinois.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the Don Gibson LLC Farm located in Henderson Co. Illinois. The farm consists of 241.51 acres M/L. This farm is located along the Mississippi River and is not in the Farm Service Agency Program. The farm is located north of Lomax, Illinois, just off of Carmen Road along the Mississippi River. There is a permanent easement for ingress and egress to the property from Carman Rd. This property is a perfect retreat for duck and deer hunters alike.

LEASE/FSA INFORMATION:

N/A

TO CONTACT LISTING AGENT:

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241.51 Acres M/L, Henderson County, IL

TOTAL ACRES:	241.51
PRICE:	\$315,000
Price Per Acre:	\$1,304
Owner:	Don Gibson Farm LLC
Operator:	N/A
County & State:	Henderson Co., Illinois
Location:	Just Northwest of Lomax, IL.
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	N/A
Taxable Acres:	74.34
Net RE Taxes:	\$4,799
Taxes Payable In:	2021
Topography:	Level

F.S.A. INFORMATION: N/A

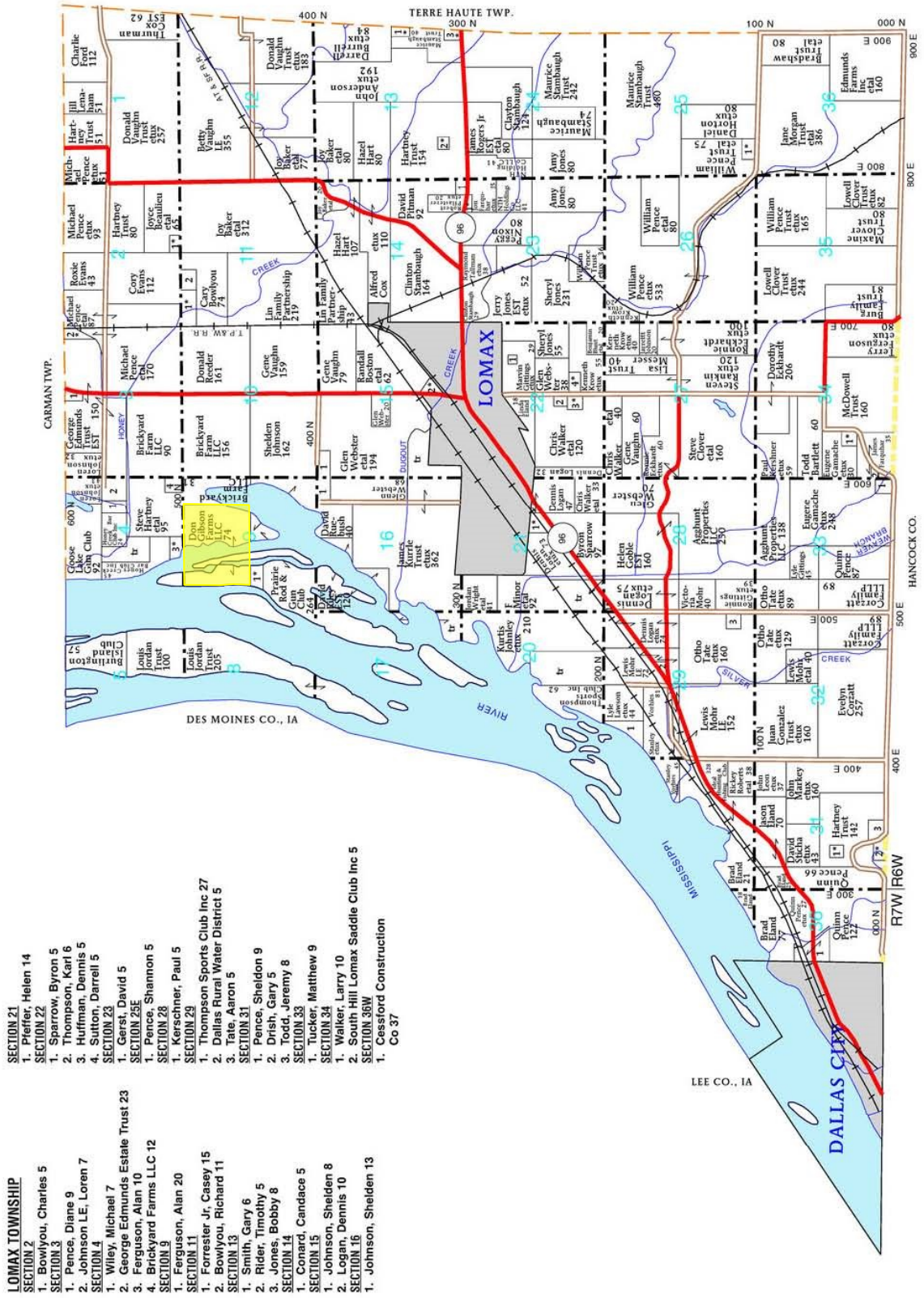
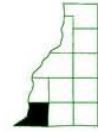
Farmland:	
Crop Acres:	
WRP:	
CRP Acres:	
Corn Base:	
Corn Yield:	
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	241.51
Tillable Acres:	
WRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	241.51
Pasture:	

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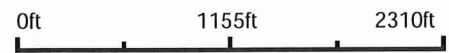


Aerial Map



PEOPLES COMPANY
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Map Center: 40° 42' 31.71, -91° 4' 54.53



9-8N-6W
Henderson County
Illinois



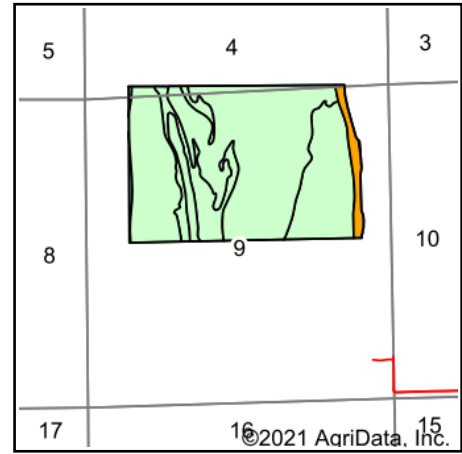
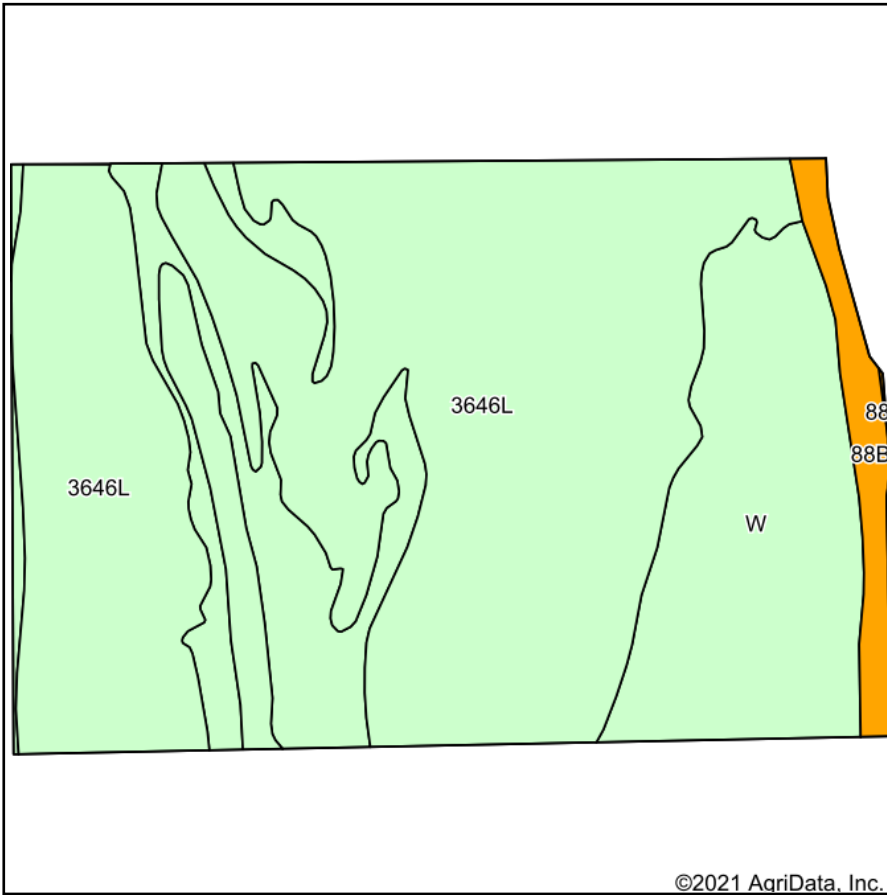
9/30/2021

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



State: **Illinois**
 County: **Henderson**
 Location: **9-8N-6W**
 Township: **Lomax**
 Acres: **241.51**
 Date: **9/1/2021**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL071, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Alfalfa d hay, T/A	Crop productivity index for optimum management
3646L	Fluvaquents, 0 to 2 percent slopes, frequently flooded, long duration	160.90	66.6%						.00	
W	Water	71.97	29.8%							
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	8.58	3.6%		**118	**41	**50	**57	0.00	**91
88A	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	0.06	0.0%		119	41	50	58	0.00	92
Weighted Average					3.6	0.8	1.1	1.4	-0.67	2.6

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

b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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