



**Listing #13928**  
[PeoplesCompany.com](http://PeoplesCompany.com)

**EDGEMOOR ILLINOIS**

**224**  
ACRES M/L

**PC PEOPLES<sup>TM</sup>**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



**Price:**

\$2,362,000

**Listing #13928**

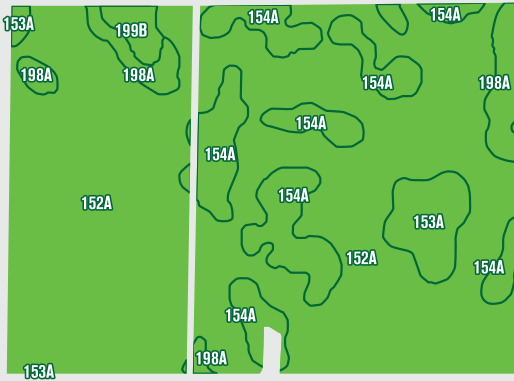
N 1050th St & E 2300th Rd,

Chrisman, IL 61924

Edgar County, Illinois

**Price/Acre:**

\$10,545



CODE	SOIL DESCRIPTION	ACRE	FIELD %	CSR2 LEGEND	NON IRR CLASS	CSR2
152A	Drummer silty clay loam, 0 to 2 percent slopes	166.10	75.7%	■	FAV	144
154A	Flanagan silt loam, 0 to 2 percent slopes	31.82	14.5%	■	FAV	144
198A	Elburn silt loam, 0 to 2 percent slopes	10.11	4.6%	■	FAV	143
153A	Pella silty clay loam, 0 to 2 percent slopes	8.56	3.9%	■	FAV	136
**199B	Plano silt loam, 2 to 5 percent slopes	2.73	1.2%	■	FAV	**141

Weighted Average: 143.6

## DESCRIPTION

Offering 224 total acres m/l of productive Edgar County, IL farmland located in a strong area. Farm consists of 219.3 FSA tillable acres carrying an outstanding 143.6 Productivity Index. High quality soil types include Drummer, Flanagan, and Elburn. Excellent opportunity to own a large, nearly 100% tillable farm with remarkable soils. Farm includes three grain bins with a combined capacity of 19,500 bushels. Farm is located on pavement northeast of Metcalf in the south half of Section 25 of Young America Township.

## LEGAL DESCRIPTION

The SW ¼ of Section 25 except the East 20 acres and the East ½ of the SW ¼ of Section 25, all in Township 16 North, Range 13 West of the 3rd PM, Edgar County, Illinois. Brief legal description should not be used on legal documents. Exact legal to be taken from title.

## FARM DETAILS

**Corn** – 164.4 base acres with a PLC yield of 133

**Soybeans** – 54.8 base acres with a PLC yield of 43

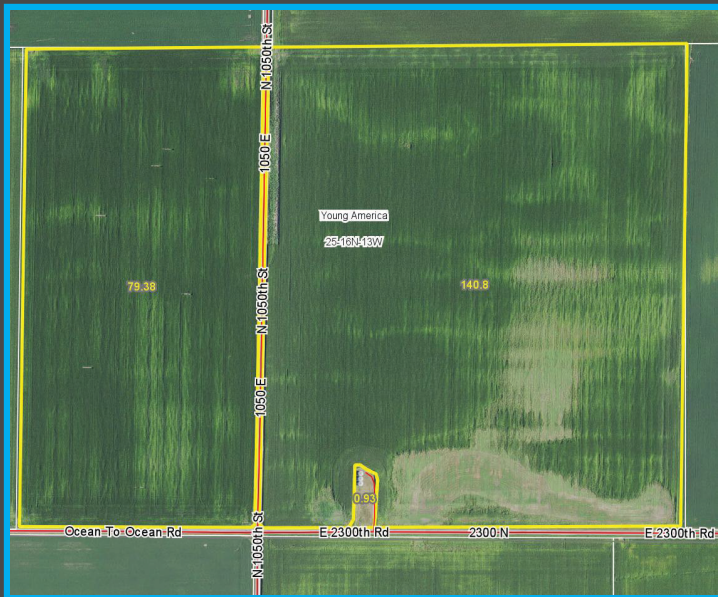
Farm is currently enrolled in ARC-CO. Wetland Determination is not complete.

## IMPROVEMENTS

Three grain bins with a combined capacity of 19,500 bushels.

## DIRECTIONS

From Chrisman, head west on E 2300th Road/2300 N Road for 5.6 miles until you reach N 1050th Street. Take a right on N 1050th Street and the farm lies the east and west of N 1050th Street. From Metcalf, head east onto E 2300th Road/2300 N Road for 1.2 miles. Turn north on N 1050th Street. Farm is located on the east and west sides of N 1050th Street.



## DETAILS

Sign on Property: Yes

General Area: West of Chrisman, IL

Net Taxes: \$9,537.00

Possession: At Closing,

Subject to Tenant's Rights



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## AGENTS

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