

# STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten  
*Managing Broker*  
815-718-2244

Jon Windstrup  
*Broker*  
815-440-2679

## SELZ FARMS PIATT COUNTY UNITY TOWNSHIP 3 PARCELS

**289.9 Total Acres m/l**

### **FIRST TIME OFFERED FOR SALE IN GENERATIONS**

Parts of Sections 9 & 21, Unity Township, Piatt County.  
20 Miles East of Decatur  
30 Miles Southwest of Champaign

- Parcel A-49.9 Acres**-Section 9-Pt. of the NE Quarter-**PI-139.1**  
48.22 Acres Cropland-1.18 Acre CRP Contract
- Parcel B-80 Acres**-Section 9-Pt. of South Half-**PI-140.1**  
78.49 Acres Cropland
- Parcel C-160 Acres**-Section 21 Northwest Quarter-**PI-139.4**  
154.73 Acres Cropland-2.13 Acre CRP Contract

**Overall Productivity Index of 139.6**

**BUYERS CHOICE**-Buy one or all of the parcels.

**POSSESSION**-At closing subject to existing lease to expire no later than March 1, 2019.

**PRICE-** \$11,500/Acre

STERLING LAND COMPANY IS AN EXCLUSIVE AGENT OF THE SELLER IN THIS TRANSACTION  
(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

<b>FSA DATA-</b>	<b><u>Base Acres</u></b>	<b><u>PLC Yield</u></b>
Corn	154.5	156
Soybeans	116.5	53

Both of the CRP contracts pay \$300/Acre. And expire 9/30/2027

Recent Corn Yields reported-

2017- 239 bpa

2016- 260 bpa

2015- 182 bpa

2014- 220 bpa

**REAL ESTATES TAXES-2017 Due in 2018**

<b><u>PARCEL #</u></b>	<b><u>ACRES</u></b>	<b><u>TAXES</u></b>	
07-09-16-006-001	49.90	\$2,514.46	*\$ 31.14 Parcel A
07-09-16-006-012	12.00	\$ 678.66	*\$ 7.38 Parcel B
07-09-16-006-016	68.00	\$3,291.32	*\$ 39.06 Parcel B
07-21-16-006-005	160.00	\$7,775.74	* \$1,760.00 Parcel C

**\*Portion of Tax Bill allocated to Drainage District Taxes.**

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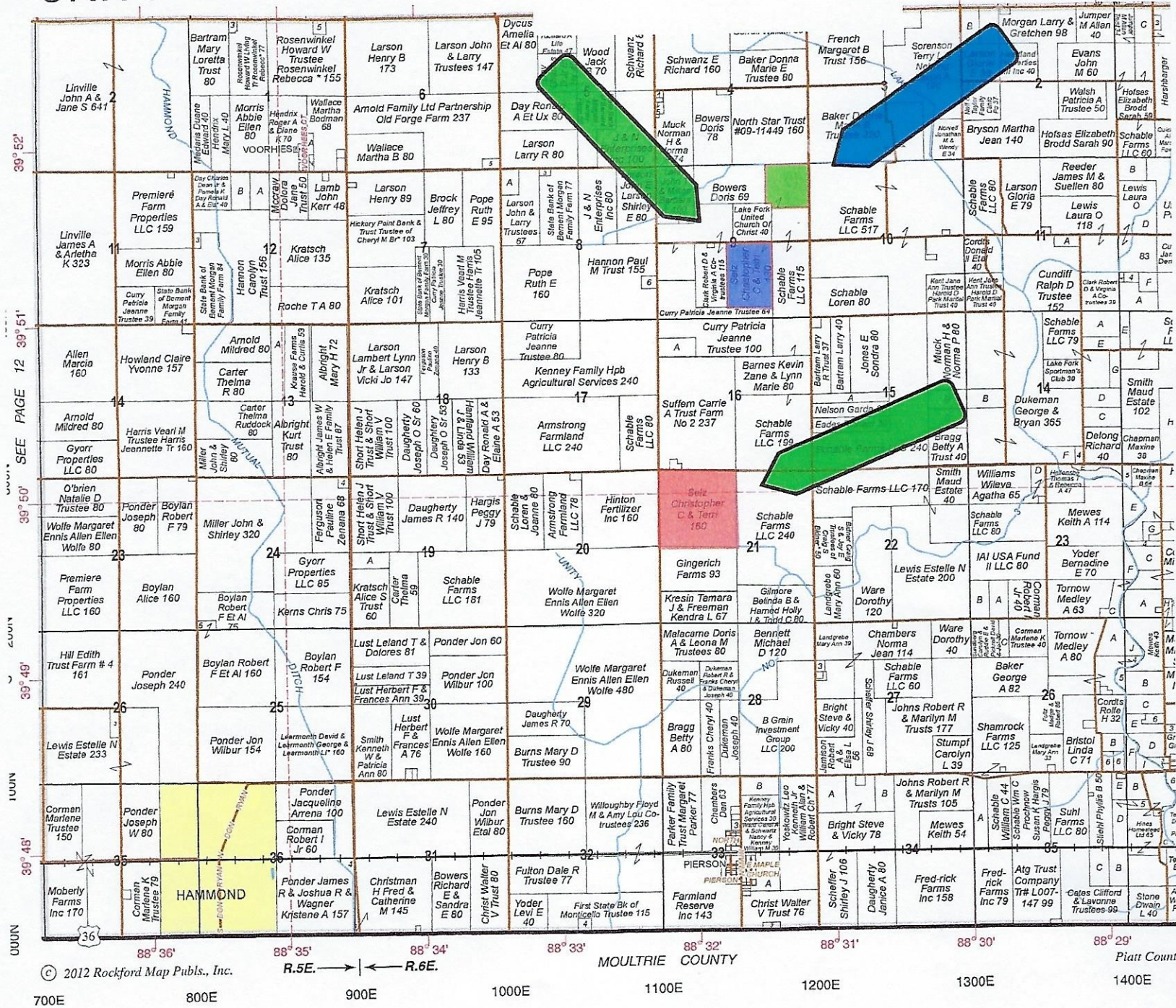
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UNITY

# PIATT COUNTY SELZ FARMS

ed parcels T.16N.-R.



© 2012 Rockford Map Publs., Inc. R.5E. ← R.6E. MOULTRIE COUNTY Piatt County

700E 800E 900E 1000E 1100E 1200E 1300E 1400E



## STERLING LAND COMPANY

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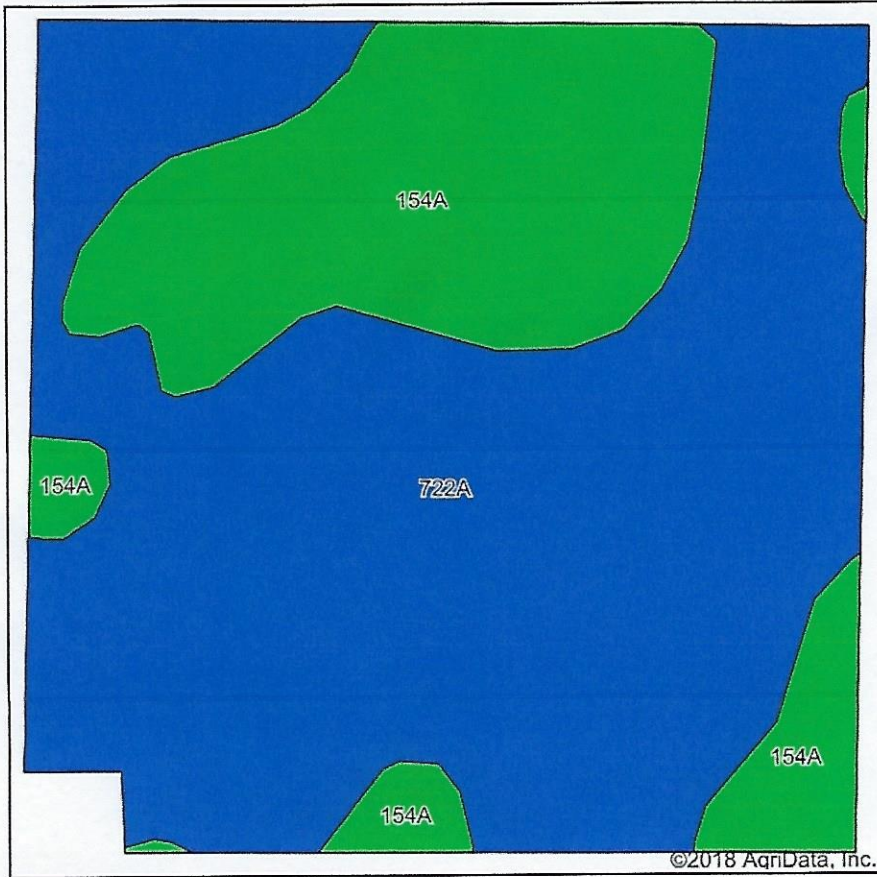
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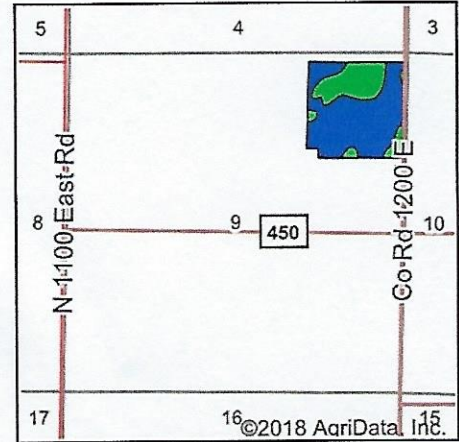




# Soils Map



Soils data provided by USDA and NRCS.





State: **Illinois**  
 County: **Piatt**  
 Location: **9-16N-6E**  
 Township: **Unity**  
 Acres: **49.65**  
 Date: **6/2/2018**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL147, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	34.56	69.6%		184	60	70	137
154A	Flanagan silt loam, 0 to 2 percent slopes	15.09	30.4%		194	63	77	144
<b>Weighted Average</b>					<b>187</b>	<b>60.9</b>	<b>72.1</b>	<b>139.1</b>

**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

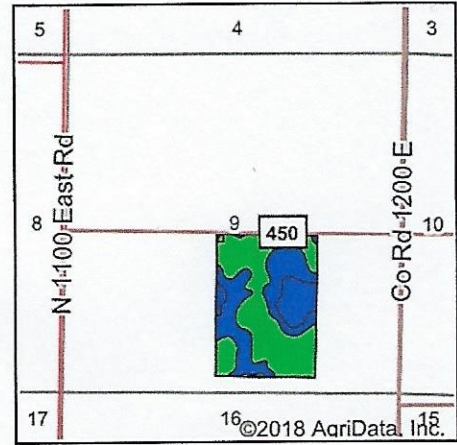
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**PARCEL A-SOIL MAP**



# Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **9-16N-6E**  
 Township: **Unity**  
 Acres: **78.77**  
 Date: **6/2/2018**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL147, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	43.52	55.2%		194	63	77	144
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	14.06	17.8%		184	60	70	137
67A	Harpster silty clay loam, 0 to 2 percent slopes	11.80	15.0%		182	57	68	133
153A	Pella silty clay loam, 0 to 2 percent slopes	9.39	11.9%		183	60	70	136
<b>Weighted Average</b>					<b>189.1</b>	<b>61.2</b>	<b>73.6</b>	<b>140.1</b>

**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

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

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**PARCEL B-SOIL MAP**



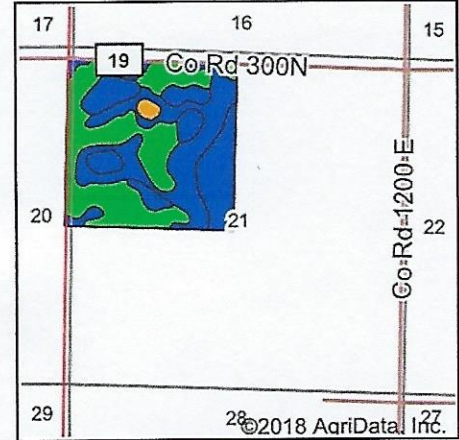




# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Piatt**  
 Location: **21-16N-6E**  
 Township: **Unity**  
 Acres: **160.46**  
 Date: **6/2/2018**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL147, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	63.60	39.6%		194	63	77	144
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	52.90	33.0%		184	60	70	137
153A	Pella silty clay loam, 0 to 2 percent slopes	22.20	13.8%		183	60	70	136
**171B	Catlin silt loam, 2 to 5 percent slopes	19.56	12.2%		**185	**58	**72	**137
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.20	1.4%		164	55	61	123
<b>Weighted Average</b>					<b>187.7</b>	<b>60.9</b>	<b>72.9</b>	<b>139.4</b>

**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

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\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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**PARCEL C-SOIL MAP**



**PARCEL A-**  
**49.9 ACRES m/l**



**Common Land Unit**  
 Cropland Non-cropland CRP

**Farm 1023**  
**Tract 1880**

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

2018 Crop Year



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



**PARCEL B-**  
**80 ACRES m/l**



**Common Land Unit**  
Cropland Non-cropland CRP

**Farm 1023**  
**Tract 1888**

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

2018 Crop Year



Tract Page: 1 of 1

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**PARCEL C-**  
**160 ACRES m/l**



- Non-Cropland
- Acres
- NHFL

**Common Land Unit**  
 Cropland   
 Non-cropland   
 CRP

**Farm 1023**  
**Tract 1910**

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2018 Crop Year



Tract Page: 1 of 1

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