

# Butler Land Company

## Shults Farm

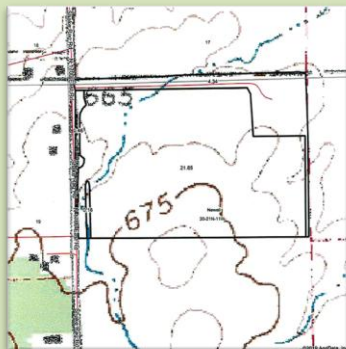
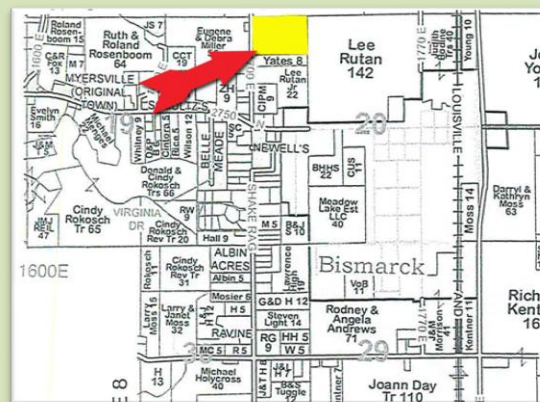
**County:** Vermilion  
**State:** Illinois  
**Twp:** Newell (N)  
**Property type:** Tillable

**Directions:** West of Bismarck High School to Shake Rag Road, go north 1/2 mile. On east side of road.

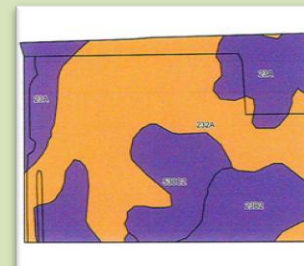
+/- 22.79 total acres in Newell (N) Township, Vermilion County, Illinois.

- 22.5 tillable acres
- Part of NW 1/4 of NW 1/4 Section 20, T21N, R11W
- Primary soil: Ashkum silty clay loam
- Bismarck schools
- Weighted average - corn 154.4, beans 51.1
- House has been previously sold and is not included
- FSA 156-EZ available on website

Price: \$136,000.00



**Frank Butler**  
*Illinois Managing Broker*  
*Indiana Principal Broker*  
*Farm Manager*  
**Butler Land Company**  
**515 Poland Road, Danville, IL 61834**  
**217-260-4742**  
**www.butlerlandco.com**



Area Symbol: IL183, Soil Area Version: 14													
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.62	50.8%		FAV	170	56	65	85	0	0.00	5.14	127
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	6.39	23.8%		FAV	139	47	58	65	0	0.00	4.39	105
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.44	12.8%		FAV	**143	**45	**57	**76	0	**3.57	0.00	**104
**23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	3.36	12.5%		FAV	**132	**45	**55	**62	0	0.00	**4.17	**100
<b>Weighted Average</b>						<b>154.4</b>	<b>51.1</b>	<b>61.1</b>	<b>76.2</b>	<b>-</b>	<b>0.46</b>	<b>4.18</b>	<b>115.4</b>