

# Farmland for Sale

## Herman Farm

+/- 308 tillable acres in  
Grant East Twp., Vermilion Co., IL

**Showing by appointment only.  
Call 217-260-4742 to schedule showing.**

**Directions:** Go 3 miles east of intersection of Illinois Rt. 1 & Route 9. Property on the south side of the road. No signs on property.

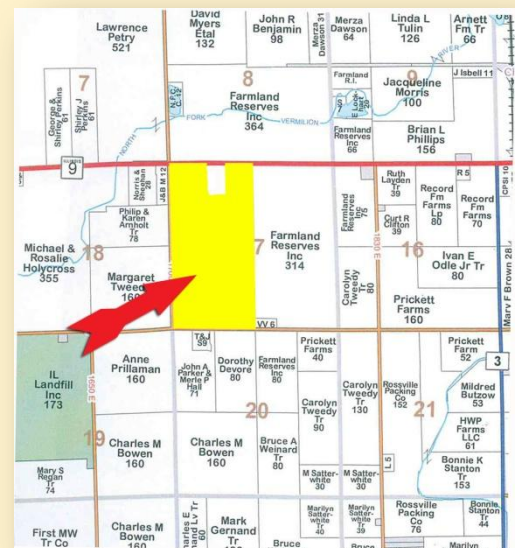
### Yield Information:

2016: corn 250.7 bu. per acre, soybeans 62.7 bu. per acre  
2015: corn 199.6 bu. per acre, soybeans 72.3 bu. per acre  
2014: corn 227.0 bu. per acre, soybeans 66.8 bu. per acre  
3-yr. ave.: corn 225.7 bu. per acre, soybeans 67.3 bu. per acre

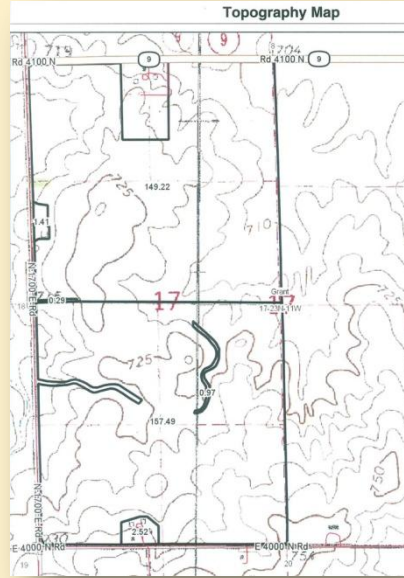
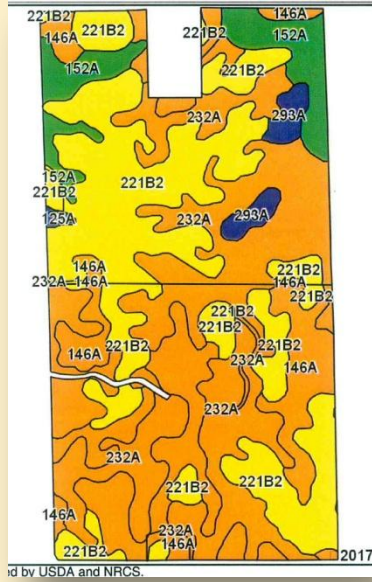
- Easy access roads on three sides including Rt. 9
- **North farmstead is not included in sale**
- Grain bins for sale on separate listing (see Herman Grain Bins listing)
- Leased for 2017
- 36'x54' pole barn on south end of property
- FSA shows 308.11 acres cropland, corn base acres 159.48, soybean base acres 147.22.
- Farmland does not contain any wetlands or highly erodible land.
- 2015 taxes payable 2016: \$9,067.54 (includes taxes on current pole barn and removed house on south end)
- Don't miss this opportunity to buy a large parcel of land with mile-long rows!

**Price:** \$8,475.00 per acre

Frank Butler, Managing Broker IL, IN  
Butler Land Company  
515 Poland Rd., Danville, IL 61834  
**217-260-4742**



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Area Symbol: IL183, Soil Area Version: 12

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
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	110.52	35.4%		FAV	**151	**49	**61	**65	0	**5.12	0.00	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	106.83	34.3%		FAV	170	56	65	85	0	0.00	5.14	127
146A	Elliott silt loam, 0 to 2 percent slopes	63.86	20.5%		FAV	168	55	68	87	0	0.00	5.02	125
152A	Drummer silty clay loam, 0 to 2 percent slopes	23.32	7.5%		FAV	195	63	73	100	0	0.00	5.64	144
293A	Andres silt loam, 0 to 2 percent slopes	6.54	2.1%		FAV	184	59	71	97	0	0.00	5.39	135
125A	Selma loam, 0 to 2 percent slopes	0.83	0.3%		FAV	176	57	70	90	0	0.00	6.38	129
<b>Weighted Average</b>						<b>165</b>	<b>53.9</b>	<b>64.9</b>	<b>79.7</b>	<b>*-</b>	<b>1.81</b>	<b>3.34</b>	<b>123.1</b>

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