

# Butler Land Company

## Route 49 Farm

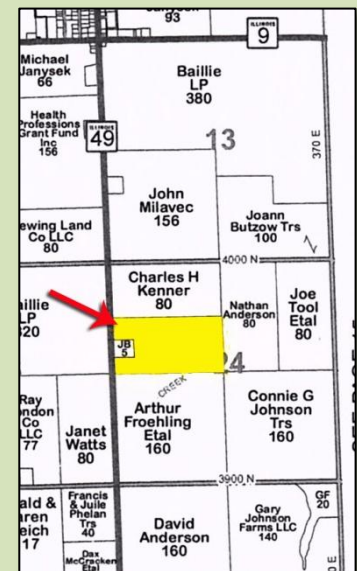
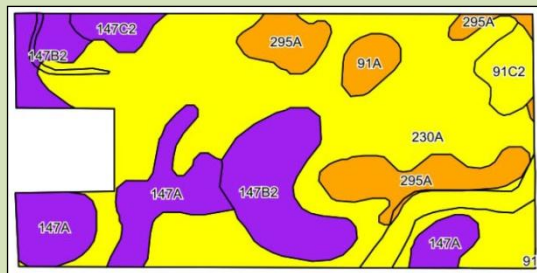
**County:** Vermilion  
**State:** Illinois  
**Twp:** Butler W  
**Property type:** Tillable

**Directions:** 1 1/2 miles south of Illinois Rt. 9 (Rankin) on Rt. 49. East side of road. Watch for sign.



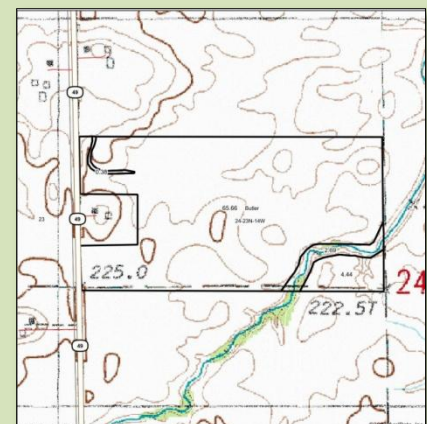
- 65.66 +/- tillable acres plus CRP
- CRP: 4.44 @ \$300/acre, expires 9/30/2032
- 2022 taxes paid in 2023: \$1,899.36
- Owner to keep 2023 crop
- Closing December 2023 with possession available in 2024
- Current tenant available to farm if needed
- Primary soil: Rowe silty clay loam; P.I. 110.4
- Tile maps available upon request

Yields:	Corn	Beans
2016		62
2017	208	
2018		63
2019	143	
2020		58
2021	161	
2022		67



**Price - \$725,000.00**

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-leg me e hay, T/A	Crop productivity index for optimum management
230A	Rowe silty clay loam, 0 to 2 percent slopes	41.47	56.7%		FAV	148	49	59	70	0	0.00	4.26	111
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	9.83	13.4%		UNF	**130	**46	**55	**60	0	0.00	**4.08	**100
147A	Clarence silty clay loam, 0 to 2 percent slopes	9.32	12.7%		UNF	140	49	59	65	0	0.00	4.39	107
295A	Mokena silt loam, 0 to 2 percent slopes	7.33	10.0%		FAV	172	54	66	88	0	0.00	4.69	126
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	2.15	2.9%		UNF	**147	**48	**59	**73	0	0.00	**4.20	**110
91A	Swygert silty clay loam, 0 to 2 percent slopes	1.80	2.2%		UNF	158	52	63	79	0	0.00	4.52	118
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	1.47	2.0%		UNF	**130	**46	**55	**60	0	0.00	**4.08	**100
<b>Weighted Average</b>						<b>146.8</b>	<b>49.1</b>	<b>59.2</b>	<b>69.9</b>	<b>0.00</b>	<b>0.00</b>	<b>4.32</b>	<b>110.4</b>



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