

Butler Land Company

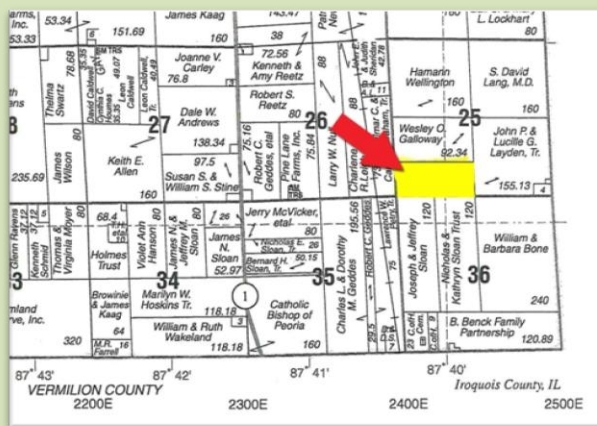
Fennell Farm

County: Iroquois

State: Illinois

Twp: Lovejoy

Property type: Tillable



Location: Approximately 1½ miles north of ADM elevator in Hoopston OR starting at Route 1 at the Vermilion/Iroquois County line, north 1 mile and east 1 mile. Farm is in northeast corner of intersection. Watch for signs.

- 67.61 surveyed acres
- 67.12 FSA tillable acres
- Soil Productivity Index - 130.3
- Primary soils: Lisbon silt loam, Milford silty clay loam, Saybrook silt loam
- 2023 real estate taxes payable in 2024 - \$2155.28
- Possession available for 2025
- Farmstead and 3.28 acres have previously been sold
- Easy access Township Road 2400 E along west side and Township Road 100 N across south side
- Seller is a licensed Illinois Real Estate Broker
- Copy of survey provided upon request

Price - \$14,900 per acre



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 Farm Manager
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Area Symbol: IL075, Soil Area Version: 17													
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	Grass-legume hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
59A	Lisbon silt loam, 0 to 2 percent slopes	28.42	42.4%	■	FAV	188	59	74	104	0	5.60	136	77
**69A	Milford silty clay loam, 0 to 2 percent slopes	20.03	29.8%	■	FAV	**171	**57	**68	**88	0	**5.50	**128	63
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	18.67	27.8%	■	FAV	**168	**54	**65	**89	0	**5.90	**124	66
Weighted Average						177.4	57	69.7	95.1	-	5.7	130.3	*n 69.8

