

Butler Land Company

butlerlandco.com

Rouse 110

County: Vermilion

State: Illinois

Twp: Blount – S26 & 35, T12N, R12W

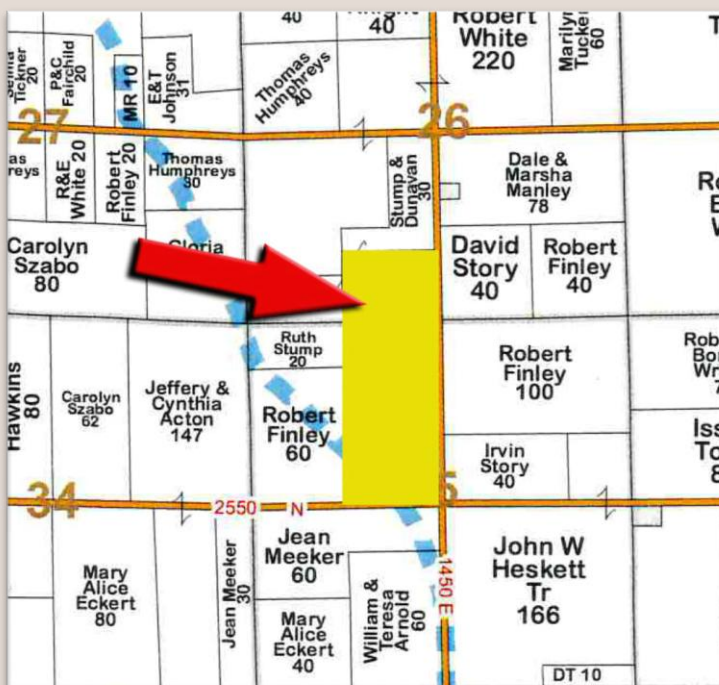
Property type: Tillable

Location: North of Danville on Illinois Route 1 to Road 2550 N, west about 1¼ miles to first intersection which is County Road 1450 E. Farm is in northwest corner of intersection. Watch for sign.

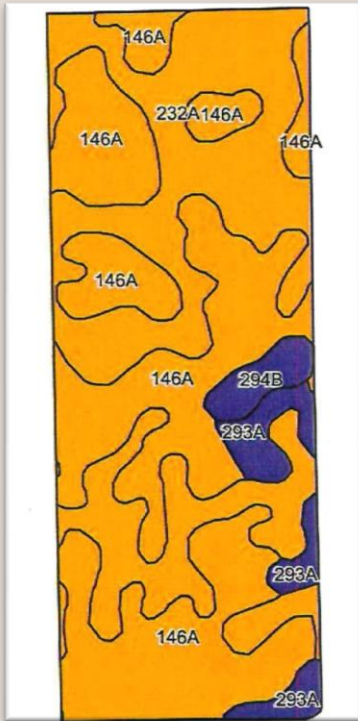
- +/- 110 total acres
- 103.7 FSA tillable acres
- Soil Productivity Index – 126.5
- Primary soils: Elliott Silt loam, Ashkum Silty Clay loam
- 2023 real estate taxes payable in 2024 - \$4,232.16 or \$38.47 per acre
- Possession available for 2025

Owner has additional tracts for sale.

Price - \$12,500.00 per acre



Frank Butler
IL Managing Broker • IN Principal Broker • Farm Manager
515 Poland Road, Danville, IL 61834
217-260-4742



Area Symbol: IL183, Soil Area Version: 19

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 ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
146A	Elliott silt loam, 0 to 2 percent slopes	52.89	51.0%		FAV	168	55	68	87	0	5.00	125	61
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	42.44	40.9%		FAV	**170	**56	**65	**85	0	**5.10	**127	60
293A	Andres silt loam, 0 to 2 percent slopes	5.72	5.5%		FAV	184	59	71	97	0	5.40	135	70
**294B	Symerton silt loam, 2 to 5 percent slopes	2.65	2.6%		FAV	**177	**55	**68	**91	0	**6.20	**130	68
Weighted Average						169.9	55.6	66.9	86.8	*-	5.1	126.5	*n 61.3