

Butler Land Company

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Rouse 40

County: Vermilion

State: Illinois

Twp: South Ross – S17, T21N, R12W

Property type: Tillable

Location: West of Henning Road on Jamesburg Road (2750 N) 1.3 miles to Road 1170 E, north ½ mile. Look for sign.

- +/- 40 total acres
- 40.50 FSA tillable acres
- Soil Productivity Index – 129.1
- Primary soils: Milford Silty Clay loam, Andres Silty loam, Elliott Silt loam
- 2023 real estate taxes payable in 2024 - \$1,801.36 or \$44.48 per acre
- Possession available for 2025
- Tract does not contain a wetland
- There is an additional 78-acre tract ½ mile south

Owner has additional tracts for sale.

Price - \$12,000.00 per acre

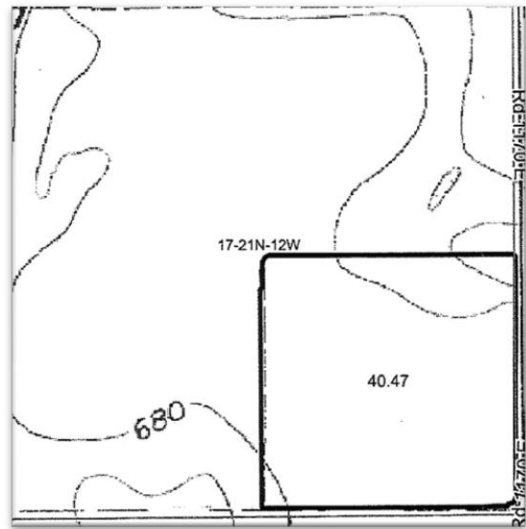
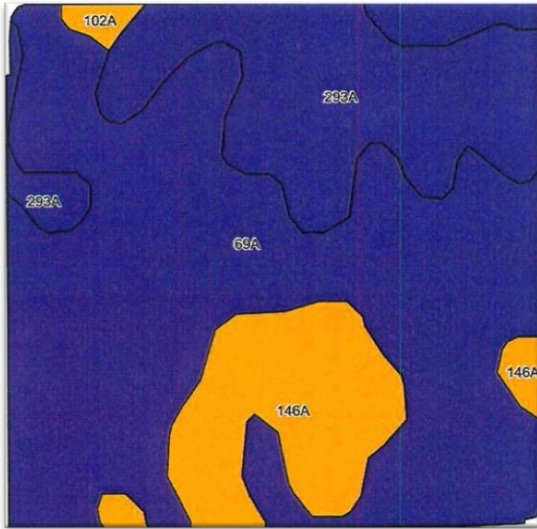


Frank Butler

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
**69A	Milford silty clay loam, 0 to 2 percent slopes	24.98	61.7%	■	FAV	**171	**57	**68	**88	0	**5.50	**128	63
293A	Andres silt loam, 0 to 2 percent slopes	9.27	22.9%	■	FAV	184	59	71	97	0	5.40	135	70
146A	Elliott silt loam, 0 to 2 percent slopes	5.89	14.6%	■	FAV	168	55	68	87	0	5.00	125	61
**102A	La Hogue loam, 0 to 2 percent slopes	0.33	0.8%	■	FAV	**162	**52	**71	**80	0	**5.30	**121	70
Weighted Average						173.5	57.1	68.7	89.9	*-	5.4	129.1	*n 64.4

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