

# Butler Land Company

butlerlandco.com

## Rouse 65

County: Vermilion

State: Illinois

Twp: Blount – S23, T21N, R12W

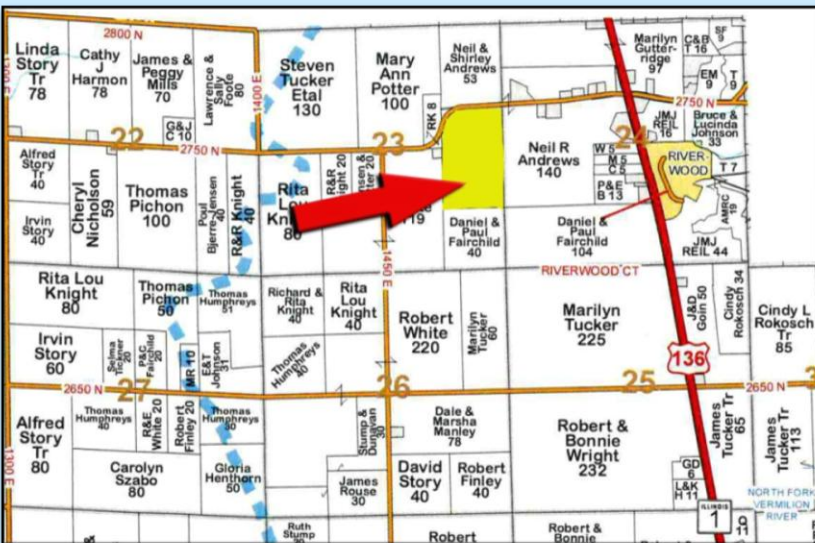
Property type: Tillable

Location: Illinois Route 1 to Bismarck Road, turn west and go ½ mile. Look for sign on south side of road.

- +/- 64.68 total acres
- +/- 61.97 tillable acres
- Soil Productivity Index – 125.3
- Primary soils: Ashkum Silty Clay loam, Elliott Silt loam
- 2023 real estate taxes payable in 2024 - \$2,459.74 or \$38.02 per acre
- Possession available for 2025

Owner has additional tracts for sale.

Price - \$11,900.00 per acre

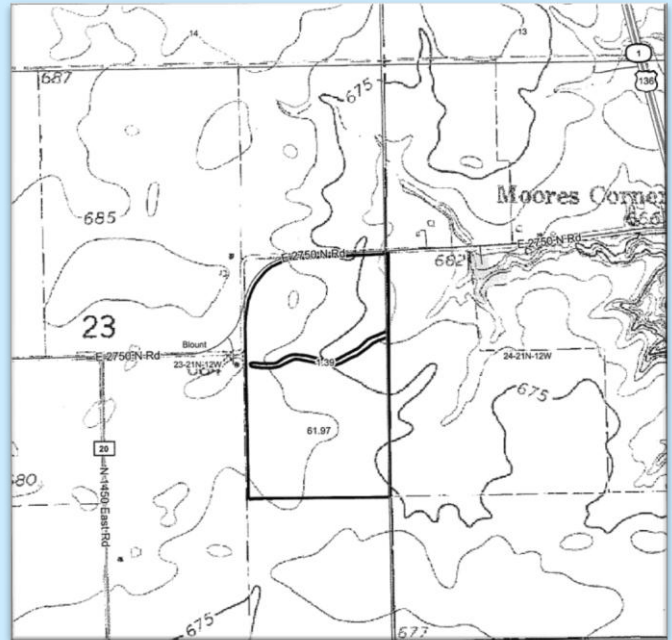
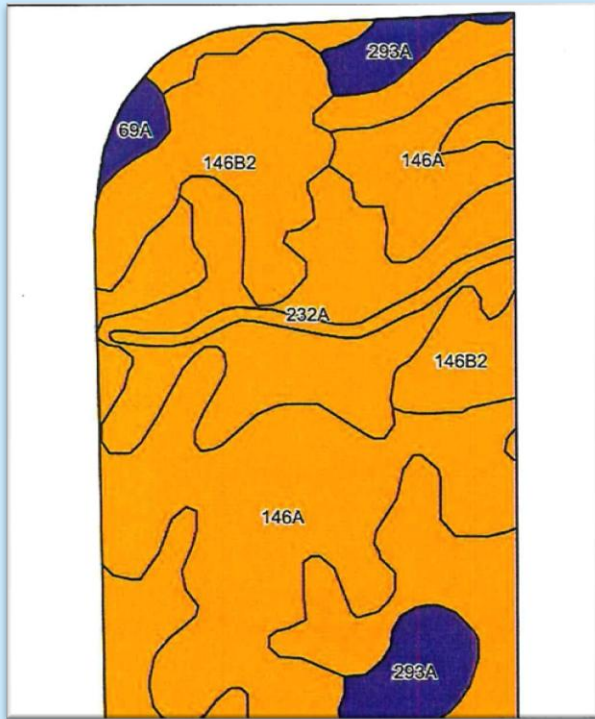


Frank Butler

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	II. 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
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.58	40.3%	■	FAV	**170	**56	**65	**85	0	**5.10	**127	60
146A	Elliott silt loam, 0 to 2 percent slopes	22.79	36.0%	■	FAV	168	55	68	87	0	5.00	125	61
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	10.17	16.1%	■	FAV	**158	**51	**64	**82	0	**4.80	**118	43
293A	Andres silt loam, 0 to 2 percent slopes	3.94	6.2%	■	FAV	184	59	71	97	0	5.40	135	70
**69A	Milford silty clay loam, 0 to 2 percent slopes	0.88	1.4%	■	FAV	**171	**57	**68	**88	0	**5.50	**128	63
<b>Weighted Average</b>						<b>168.2</b>	<b>55</b>	<b>66.3</b>	<b>86</b>	<b>*</b>	<b>5</b>	<b>125.3</b>	<b>*n 58.3</b>

[butlerlandco.com](http://butlerlandco.com)