

Butler Land Company

butlerlandco.com

Rouse 78

County: Vermilion

State: Illinois

Twp: Blount

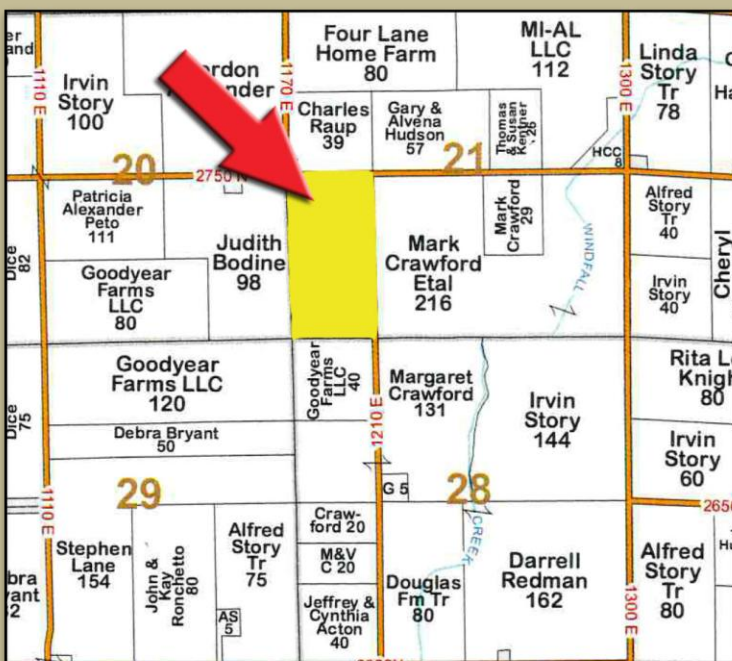
Property type: Tillable

Location: West of Henning Road on 2750 N Road (Jamesburg Road), ¾ mile on south side of road. In the southwest corner of Road 2750 N and 1210 E. Look for sign.

- +/- 78 total acres
- 76.22 FSA tillable acres (includes CRP acres)
- Soil Productivity Index - 126.5
- Primary soils: Elliott Silt loam, Milford Silty Clay loam, Ashkum Silty Clay loam
- 2023 real estate taxes payable in 2024 - \$3,051.98 or \$39.13 per acre
- Possession available for 2025
- CRP - 8.02 acres pays \$1,958 per year, \$244.14 per acre. Contract expires 9-30-2031
- Farm does not contain a wetland and is not HEL
- There is an additional 40-acre tract ½ mile north on 1170 E

Owner has additional tracts for sale.

Price - \$11,000.00 per acre

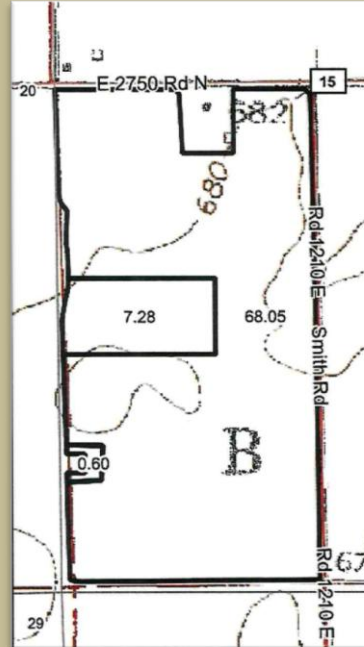
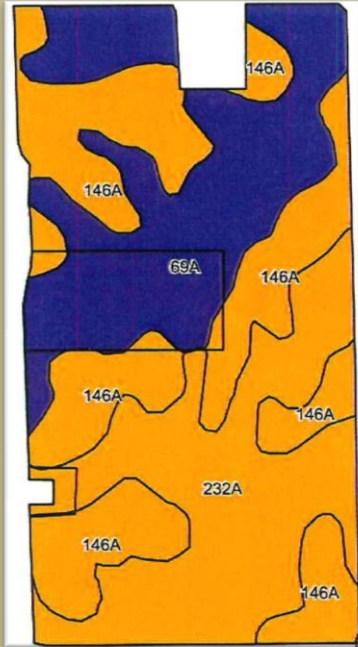


Frank Butler




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
146A	Elliott silt loam, 0 to 2 percent slopes	29.45	38.8%		FAV	168	55	68	87	0	5.00	125	61
**69A	Milford silty clay loam, 0 to 2 percent slopes	23.62	31.1%		FAV	**171	**57	**68	**88	0	**5.50	**128	63
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	22.86	30.1%		FAV	**170	**56	**65	**85	0	**5.10	**127	60
Weighted Average						169.5	55.9	67.1	86.7	*-	5.2	126.5	*n 61.3

butlerlandco.com