

Butler Land Company

butlerlandco.com

Rouse - State Line

County: Vermilion

State: Illinois

Twp: Newell

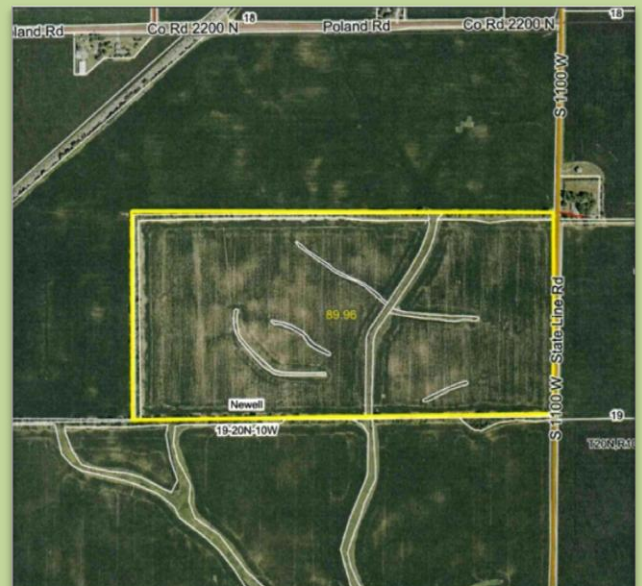
Property type: Tillable

Location: South of State Line, Indiana $\frac{3}{4}$ miles on west side of State Line Road. Look for sign. ($\frac{1}{4}$ mile south of Poland Road)

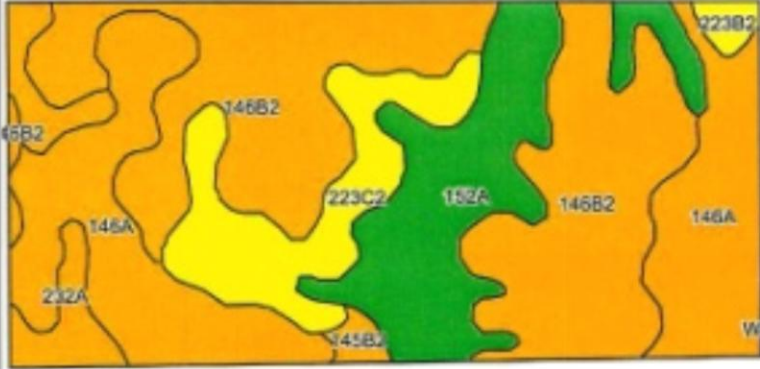
- +/- 88.72 total acres
- 89.32 FSA tillable acres
- Soil Productivity Index - 123.6
- Primary soils: Elliott Silty Clay loam, Elliott Silt loam, Drummer Silty Clay loam
- 2023 real estate taxes payable in 2024 - \$3,269.98 or \$36.86 per acre
- Possession available for 2025
- Farm does not contain a wetland

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													
Area Symbol: IN171, Soil Area Version: 26													
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
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	34.92	38.7%		FAV	**158	**51	**64	**82	0	**4.80	**118	43
146A	Elliott silt loam, 0 to 2 percent slopes	23.26	25.9%		FAV	168	55	68	87	0	5.00	125	61
**152A	Drummer silty clay loam, 0 to 2 percent slopes	15.20	16.9%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	10.32	11.5%		FAV	**149	**47	**60	**74	0	**4.60	**109	57
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.56	5.1%		FAV	**170	**56	**65	**85	0	**5.10	**127	60
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	0.92	1.0%		FAV	**150	**48	**61	**75	0	**4.70	**110	58
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.78	0.9%		FAV	**168	**54	**65	**89	0	**5.90	**124	66
Weighted Average						166.4	53.9	66.1	85.6	*-	5	123.6	*n 55.7