

Butler Land Company

butlerlandco.com

Morts Farm

County: Vermilion

State: Illinois

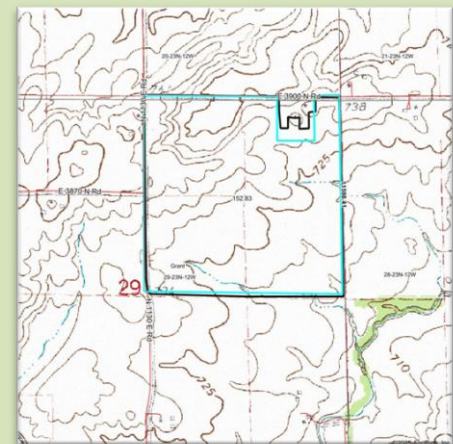
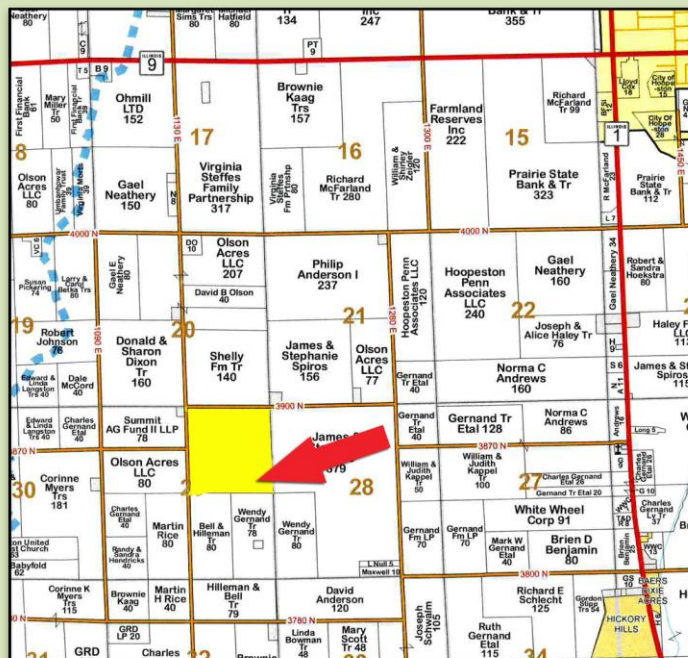
Twp: Grant W - NE ¼ S29, T23N, 11W

Property type: Tillable

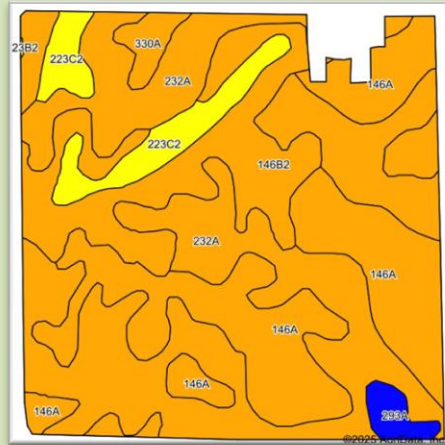
Location: From Route 9 and Route 1 intersection, go west 2½ miles to Road 1130 E, south two miles to Road 3900 N. Farm is in southeast corner.

- +/- 154 ½ acres
- +/- 151 tillable acres
- House, machine shed and grain bin has been sold off. Copy of survey of farmstead sold off is available.
- Soil Productivity Index: 123.7
- Primary soils: Ashkum Silty Clay loam, Elliott Silt loam
- 2023 real estate taxes payable in 2024 - \$5,830.73 or \$38.20/acre (Property is still in process of being divided from farmstead.)
- Farm is cash rented for 2025. Possession available for 2026.

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: 20

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-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	65.32	42.7%		FAV	**170	**56	**65	**85	0	**5.10	**127	60
146A	Elliott silt loam, 0 to 2 percent slopes	46.44	30.4%		FAV	168	55	68	87	0	5.00	125	61
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	26.40	17.3%		FAV	**158	**51	**64	**82	0	**4.80	**118	43
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	9.93	6.5%		FAV	**149	**47	**60	**74	0	**4.60	**109	57
**330A	Peotone silty clay loam, 0 to 2 percent slopes	2.47	1.6%		FAV	**164	**55	**61	**78	0	**5.00	**123	43
293A	Andres silt loam, 0 to 2 percent slopes	2.27	1.5%		FAV	184	59	71	97	0	5.40	135	70
Weighted Average						166.1	54.3	65.4	84.4	*-	5	123.7	*n 57

butlerlandco.com

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