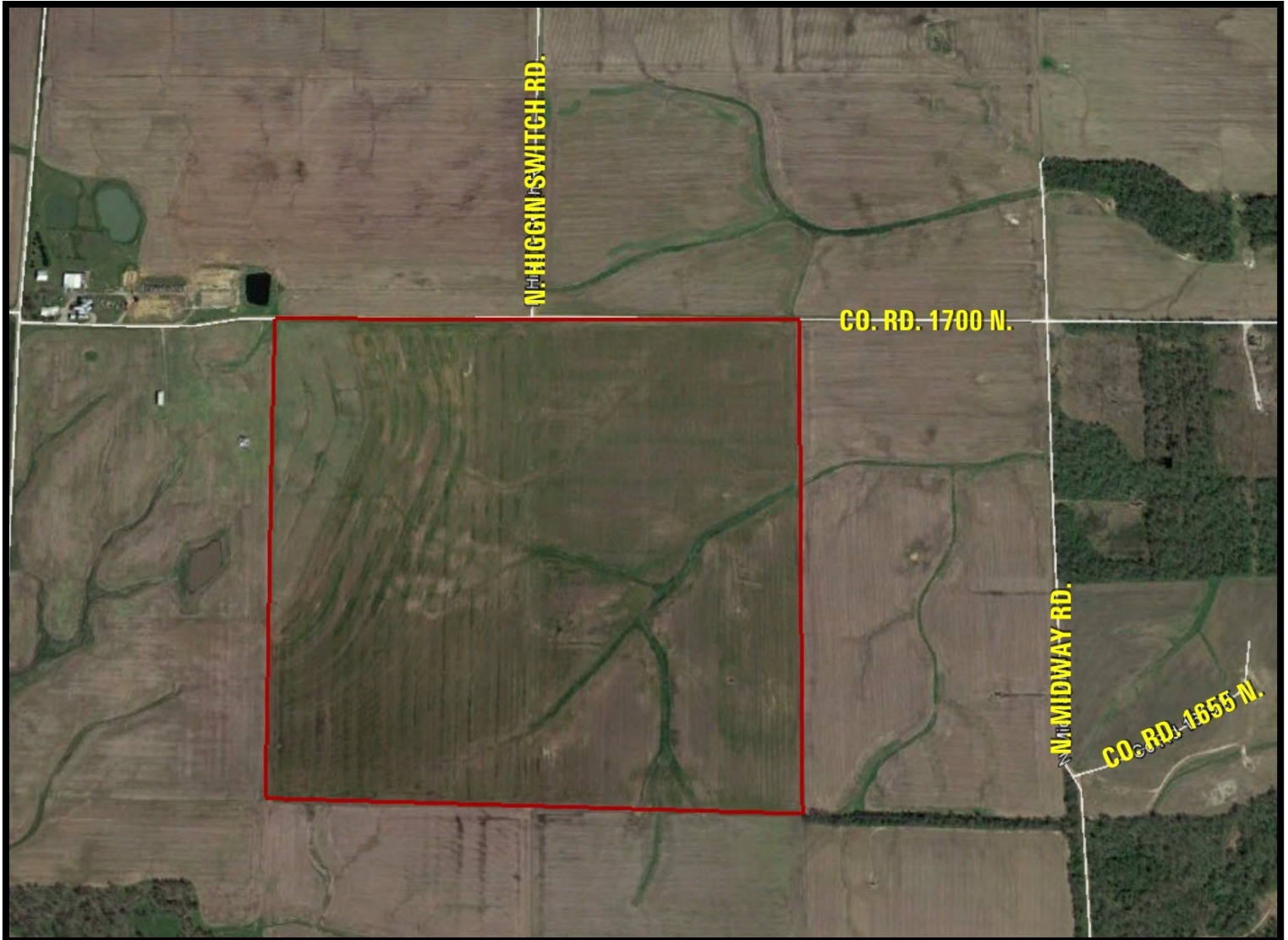


LAND FOR SALE

158.8 ACRES M/L

LISTING #13885

O'BRIEN, RICHLAND COUNTY, ILLINOIS



DOUGLAS R. YEGGE

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700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The East half of the Northeast 1/4 of Section 2 and the West 1/2 of the Northwest 1/4 of Section 1, all being in Township 4 North, Range 9 East of the 4th P.M., Richland Co., Illinois.

COMMENTS & BUILDING INFORMATION:

Offering 158.8 acres MOL in Richland Co. Illinois, productive farmland. Includes 153.87 tillable acres with a PI of 103.1. Primary soil types are; Hoyleton, Passport, Cisne, Tamalco, Bluford and Blair. Located approximately 7 miles North and 4 miles West of Olney, Illinois, Sections 1 & 2, in Denver Township.

LEASE/FSA INFORMATION:

Farm is lease for the 2017 crop year.

O'Brien, 158.8 Acres M/L, Richland County, IL

TOTAL ACRES:	158.8
PRICE:	\$952,800
Price Per Acre:	\$6,000
Owner:	O'Brien
Operator:	AJL Hay Supply
County & State:	Richland Co., IL
Location:	7 1/2 miles Northwest of Olney, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	103.1 PI
Taxable Acres:	158.82
Net RE Taxes:	\$855.86
Taxes Payable In:	2017
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	156.93
Crop Acres:	153.87
CRP Acres:	
Wheat Base:	21.2
Wheat Yield:	54
Corn Base:	60.2 est.
Corn Yield:	87.5 est.
Soybean Base:	88.8
Soybean Yield:	45.5

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	158.8
Tillable Acres:	155
CRP Acres:	N/A
Farmstead:	N/A
Roads:	.5
Waterways:	3.3
Timber:	
Pasture:	

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