**Farm for Sale**

**Ater Farm**

*77.93 acres in Whitmore Township, Macon County, Illinois*

<table>
<thead>
<tr>
<th>Location</th>
<th>Combined County FSA Data</th>
</tr>
</thead>
</table>
| This farm (Tract #2) is located 1 mile northwest of Oreana on Jordan Road. | **Farm #** 4766  
**Tract #** 7035  
**Total Acres:** 77.93  
**Tillable Acres:** 76.26  
**Corn Base Acres:** 38.6  
**Soybean Base Acres:** 37.7  
**HEL/Wetlands:** No  
**Farm Program:** Open |

<table>
<thead>
<tr>
<th>Legal Description (abbreviated)</th>
<th><strong>Price Loss Coverage (PLC) Yields</strong></th>
</tr>
</thead>
</table>
| Part of the N 1/2 of the NW 1/4 of Section 8, Township 17N, Range 3E of the 3rd Principal Meridian, Macon County, Illinois | **Corn Yield:** 160  
**Soybean Yield:** 52 |

<table>
<thead>
<tr>
<th>Listing Price</th>
<th><strong>Real Estate Tax Information</strong></th>
</tr>
</thead>
</table>
| 77.93 acres @ $12,000.00 = $935,160 | **Parcel ID #**  
**Acres**  
**2014 Assessed Value**  
**2013 Taxes Payable 2014** |
| 18-08-08-200-002  
77.93  
$30,107  
$2,060.82 |

<table>
<thead>
<tr>
<th>Contact Information</th>
<th><strong>Lease/Possession</strong></th>
</tr>
</thead>
</table>
| Tom Courson, Listing Broker 217-425-8291  
Dean Kyburz, Managing Broker 217-425-8290  
Kyle Ogden, Broker 217-425-8279  
Corey Zehart, Broker 217-425-4245  
Nick Suess, Broker 217-425-8296 | The lease is open for 2015 |

<table>
<thead>
<tr>
<th>Soil Test Results</th>
<th><strong>West 20 acres—KSI Laboratories (04/10/2012)</strong></th>
</tr>
</thead>
</table>
| **pH:** 6.3  
**P1:** 108  
**K:** 476 |

<table>
<thead>
<tr>
<th><strong>East 60 acres—Midwest Laboratories (10/30/2013)</strong></th>
</tr>
</thead>
</table>
| **pH:** 6.1  
**P1:** 67  
**K:** 365 |

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

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Licensed Real Estate Broker Corporation

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Corey Zelhart, Broker
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Nick Suess, Broker
Phone 217-425-8296
## Farm for Sale

### Aerial Map and Soil Information

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent Tillable</th>
<th>Corn Bu/A</th>
<th>Soybean Bu/A</th>
<th>Crop Productivity Index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>244A</td>
<td>Hartsburg Silty Clay Loam</td>
<td>36.33</td>
<td>47.6%</td>
<td>182</td>
<td>59</td>
<td>134</td>
</tr>
<tr>
<td>43A</td>
<td>Ipava Silt Loam</td>
<td>26.01</td>
<td>34.1%</td>
<td>191</td>
<td>62</td>
<td>142</td>
</tr>
<tr>
<td>68A</td>
<td>Sable Silty Clay Loam</td>
<td>7.69</td>
<td>10.1%</td>
<td>192</td>
<td>63</td>
<td>143</td>
</tr>
<tr>
<td>67A</td>
<td>Harpster Silty Clay Loam</td>
<td>6.23</td>
<td>8.2%</td>
<td>182</td>
<td>57</td>
<td>133</td>
</tr>
</tbody>
</table>

**Weighted Average**

<table>
<thead>
<tr>
<th>Acres</th>
<th>Corn Bu/A</th>
<th>Soybean Bu/A</th>
<th>Crop Productivity Index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>76.26</td>
<td>186.1</td>
<td>60.3</td>
<td>137.6</td>
</tr>
</tbody>
</table>

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