

FARMLAND FOR SALE

Douglas County, Illinois

INFORMATION BOOK

11.80[±] ACRES

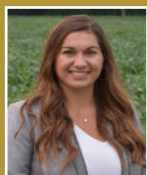
Quality Illinois Farmland

11.44 FSA Tillable Acres

Located in Section 20 of Bowdre Township, Douglas County, Illinois

ASKING PRICE: \$151,040 - \$12,800/ACRE

ELIZABETH STROM
#471.021846
liz@mwallc.com



Murray Wise
ASSOCIATES LLC

www.MurrayWiseAssociates.com



CALLI ROBINSON
#475.201969
calli@mwallc.com

**Approximately 4 Miles North of Hindsboro
Farmable Land for Income**

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*Call (217) 398-6400 or email calli@mwallc.com
with any questions.*

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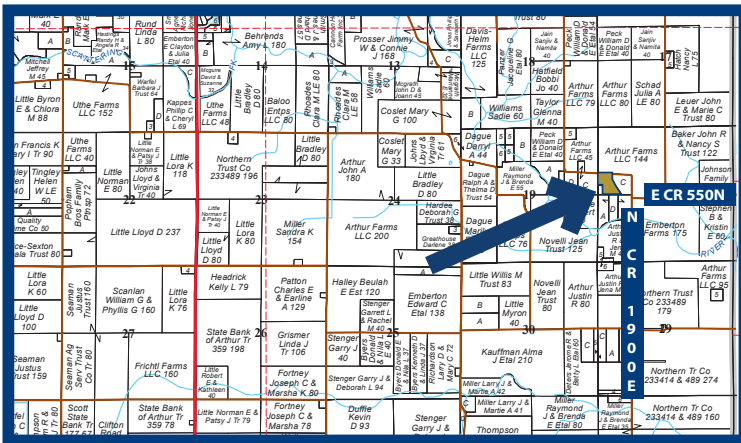
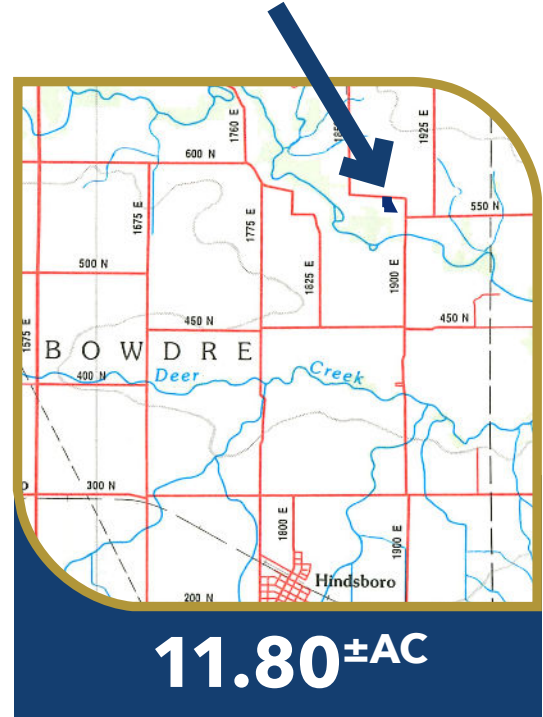
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Approximately 4 Miles North of Hindsboro
Farmable Land for Income



**Murray Wise
ASSOCIATES LLC**

1605 S. State Street Suite 110
Champaign, IL 61820
217-398-6400



PROPERTY DESCRIPTION

Primary soil types of the property are Milford silty clay loam and Starks silt loam. This property in Douglas County, Illinois has a PI of 125.6.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

ELIZABETH STROM
#471.021846
liz@mwallc.com

SELLER: The Estate of Gary Thomas

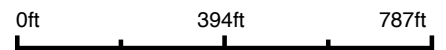
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DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs.

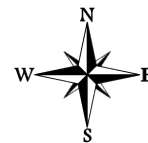
Aerial Map



Boundary Center: 39° 43' 59.33, -88° 7' 6.17



20-15N-10E
Douglas County
Illinois



8/24/2023

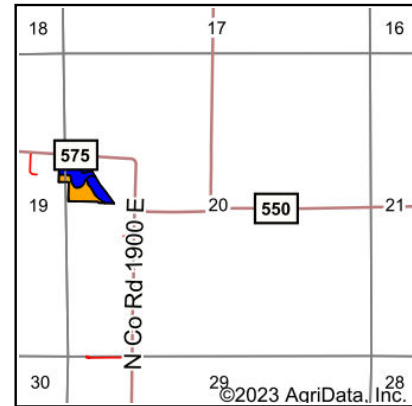
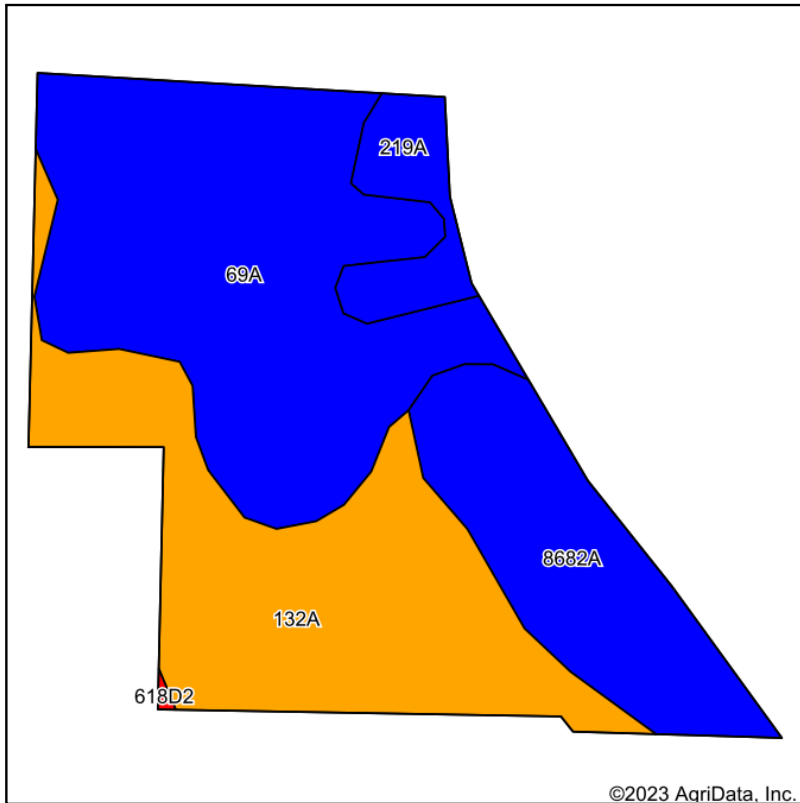
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

6 | SOIL MAP

Soils Map



State: **Illinois**
 County: **Douglas**
 Location: **20-15N-10E**
 Township: **Bowdre**
 Acres: **11.44**
 Date: **8/24/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL041, 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	Crop productivity index for optimum management	
69A	Milford silty clay loam, 0 to 2 percent slopes	4.88	42.7%		FAV	171	57	128	
132A	Starks silt loam, 0 to 2 percent slopes	3.78	33.0%		FAV	163	51	119	
8682A	Medway loam, 0 to 2 percent slopes, occasionally flooded	2.14	18.7%		FAV	176	57	131	
219A	Millbrook silt loam, 0 to 2 percent slopes	0.64	5.6%		FAV	177	55	129	
Weighted Average						169.6	54.9	125.6	

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

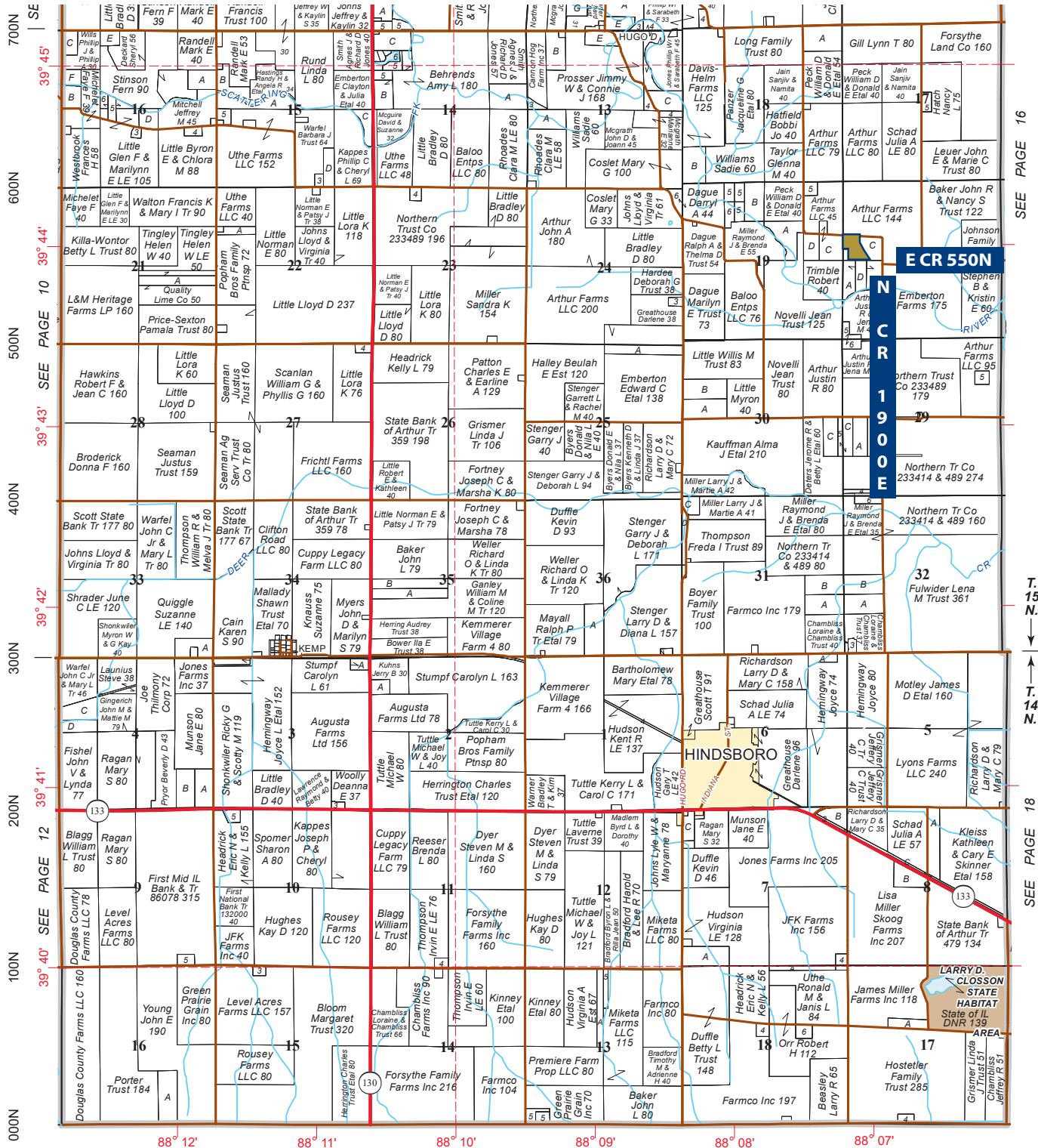
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

All boundary lines and acreages are approximated

Bowdre Township T.14-15N R.9-10E



SEE PAGE 16

T. 15 N.
T. 14 N.

SEE PAGE 18

8 | FSA 156-EZ

ILLINOIS
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5426
Prepared : 9/14/23 9:35 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) :
Recon ID : 17-041-2007-103
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
11.44	11.44	11.44	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	11.44	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	7.80	0.00	125	
Soybeans	3.40	0.00	40	0
TOTAL	11.20	0.00		

NOTES

Tract Number : 4858

Description : Sec 19 T15N R10E
FSA Physical Location : ILLINOIS/DOUGLAS
ANSI Physical Location : ILLINOIS/DOUGLAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-041-2007-102

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
11.44	11.44	11.44	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DOUGLAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5426
Prepared : 9/14/23 9:35 AM CST
Crop Year : 2023

Tract 4858 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	11.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.80	0.00	125
Soybeans	3.40	0.00	40
TOTAL	11.20	0.00	

NOTES

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10 | FSA MAP



Douglas County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 11.44 acres

2023 Program Year

Map Created November 01, 2022

Farm 5426

Tract 4858

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

TAX INFORMATION | 11

9/14/23, 11:00 AM

Parcel Details for 031020100008

Disclaimer

Information printed from this site should not be used in lieu of a tax bill. **IF YOU USE THIS AS A TAX BILL YOU MUST ADD \$2.00 TO YOUR PAYMENT OR IT WILL BE RETURNED!**

Property Information

Parcel Number 03-10-20-100-008	Site Address	Owner Name & Address
Tax Year 2022 (Payable 2023) ▼		
Sale Status None	Neighborhood Code BOWDRE TWP	Land Use F - Farm
Property Class 0021 - Farmland	Tax Code BW010 -	Tax Status Taxable
Net Taxable Value 4,979	Tax Rate 8.040300	Total Tax \$400.34
Township BOWDRE	Acres 11.8000	Mailing Address
Tract Number 1020100008	Lot Size	TIF Base Value 0
Legal Description S20 T15 R10 ALL THAT PT SW NW LYING S OF ROAD & W OF WATER WAY (EXCEPT BEG. SW COR NW, THEN E178.13', N367.22', W178.13', S366.39' TO POB)		

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	4,979	0	0	4,979
Department of Revenue	0	0	4,979	0	0	4,979
Board of Review Equalized	0	0	4,979	0	0	4,979
Board of Review	0	0	4,979	0	0	4,979
S of A Equalized	0	0	4,979	0	0	4,979
Supervisor of Assessments	0	0	4,979	0	0	4,979
Township Assessor	0	0	4,979	0	0	4,979
Prior Year Equalized	0	0	4,533	0	0	4,533

Final values

12 | TAX INFORMATION

9/14/23, 11:00 AM

Parcel Details for 031020100008

Billing				
	1st Installment (Due 07/05/2023)	2nd Installment (Due 09/05/2023)	Totals	
Tax Billed	\$200.17	\$200.17	\$400.34	
Penalty Billed	\$0.00	\$0.00	\$0.00	
Cost Billed	\$0.00	\$0.00	\$0.00	
Drainage Billed	\$0.00	\$0.00	\$0.00	
Total Billed	\$200.17	\$200.17	\$400.34	
Amount Paid	\$200.17	\$200.17	\$400.34	
Total Unpaid	\$0.00	\$0.00	\$0.00	
Paid By	THOMAS, GARY		THOMAS, GARY	
Date Paid	6/16/2023		6/16/2023	

No Exemptions

Farmland		
Land Type	Acres	EAV
CROPLAND	11.4900	4,975
NON AGRICULTURAL	0.2500	0
OTHER FARMLAND	0.0600	4
Totals	11.8000	4,979

[Click to open Farmland Details](#)

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	031020100006	Split	2007	2007	Yes

Payment History				
Tax Year	Total Billed	Total Paid	Amount Unpaid	
2022	\$400.34	\$400.34	\$0.00	
2021	\$369.92	\$369.92	\$0.00	
2020	\$339.16	\$339.16	\$0.00	

[Show 13 More](#)

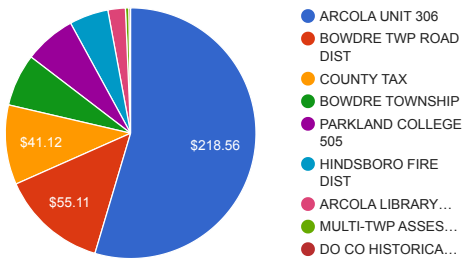
No Sales History Information

9/14/23, 11:00 AM

Parcel Details for 031020100008

Taxing Bodies

District	Tax Rate	Extension
ARCOLA UNIT 306	4.389700	\$218.56
BOWDRE TWP ROAD DIST	1.106900	\$55.11
COUNTY TAX	0.825600	\$41.12
BOWDRE TOWNSHIP	0.543900	\$27.08
PARKLAND COLLEGE 505	0.534900	\$26.63
HINDBORO FIRE DIST	0.404400	\$20.14
ARCOLA LIBRARY DIST	0.181100	\$9.02
MULTI-TWP ASSESSOR	0.034800	\$1.73
DO CO HISTORICAL MUSEUM DISTRICT	0.019000	\$0.95
TOTAL	8.040300	\$400.34



No Drainage / Special District Information