

# FARMLAND FOR SALE

Vermilion County, Illinois

- 1.5 miles SW of Rankin
- 15 miles NE of Rantoul
- Highly Efficient Farm
- Great Investment Property

**160<sup>±</sup> ACRES**

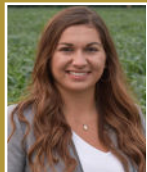
Quality Illinois Farmland

**153.21 FSA Tillable Acres**

Located in Section 22 of Butler Township, Vermilion County, Illinois

**ASKING PRICE: \$2,000,000- \$12,500/ACRE**

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**Murray Wise**  
ASSOCIATES LLC

[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)



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**Farming and Investment Opportunities**



# Murray Wise ASSOCIATES LLC

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Larry D Ideus 33.72 Mark Parsons etal 60.0	Micah Alwardt 75.28	Edward Frichtl etal 150.93	Michael Janyssek 66.74	Baillie LP 77.01	Baillie LP 79.54	Baillie LP 160.88	Richard Moser 188.51	Rick Frichtl etal 78.76	Pat Frichtl 78.3
Douglas Parsons etal 60.94	Sylvia Nicklas 78.0	Sylvia Nicklas 79.64	Health Professions Grant Fund Inc 75.36	Baillie LP 58.96	Lela Clontz LE 156.15	Joann Butzow Trust 101.06	Baillie LP 167.94	Mary K Aaron etal 77.46	Harold J Inghold 56.12
William Watts etal 126.21	Pandall Hendricks etal 71.32	Edward Frichtl etal 78.12	Sylvia Nicklas 79.69	Hewing Land Co LLC 79.68	Charles H Kenner 76.39	Nathan Anderson 39.92	Joe M Tool etal 79.77	Todd Anderson etal 37.99	Mary K Aaron etal 77.46
N 2800 E RD	Richard Bailey 136.7	Sylvia Nicklas 79.45	Baillie LP 79.5	Baillie LP 159.17	Glenn Weidert 74.46	Arthur Froehling etal 159.45	Connie G Johnson Trust 159.3	Corinne K Myers Trust 155.23	Hershel Wix Jr 112.08
E 3900 N RD	Richard Bailey 38.18	Richard Bailey 156.68	Baillie LP 79.35	Roy London Co LLC 36.72	Janet L Watts 79.45	Douglas Moody Trust etal 76.7	Francis J Phelan Trust etal 38.55	Gary Johnson Farms LLC 54.85	Myrtle M Clark
D&W Farms etal 157.5	Richard Bailey 38.18	Richard Bailey 156.68	Baillie LP 79.35	Roy London Co LLC 36.72	Janet L Watts 79.45	Douglas Moody Trust etal 76.7	Francis J Phelan Trust etal 38.55	Gary Johnson Farms LLC 137.82	Myrtle M Clark

## PROPERTY DESCRIPTION

This is a quality property that offers incredible opportunities for farmers and investors alike. The farm is mostly tillable and is in a great area. The square 160 acres will be very efficient to farm. The primary soil types are Clarence silty clay loam and Rowe silty loam, and has a weighted avg. PI of 112.2

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

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**SELLER:** Dianna Smoljan as trustee for the Dianna Smoljan GST Tax Exempt Trust

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