

Brummel Realty LLC

**1107 S. Bridge St. Suite D
Yorkville, IL 60560
Office: (630) 553-3200
Fax: (630) 553-3270**

**Land and Commercial Specialists
Brummelrealty@comcast.net
www.brummelrealty.com**

**Designated Agent: Garrett Douglass
Cell: (217) 304-2386
E-Mail: GDouglass-BrummelRealty@comcast.net**

Nesbit Farm

McKendree Township, Vermilion County, IL

Price: \$5,600.00 per Acre or \$280,000.00

Location: 4 miles south of Danville, IL

Size: 50 Acres (+ or -)

Soil: Strawn silt loam, Fincastle silt loam, Landes fine sandy loam, Xenia silt loam, Rossburg loam, Marseilles loam, Fincastle silt loam, Sawmill silty clay loam

Status: Available

Improvements: 24' X 24' FBI Building with heated floor, shower, toilet, Septic, & well

Pin #s: 40 acres 28-02-100-007
10 acres 28-03-200-065

Taxes: \$154.06

Legal Description: Call Office

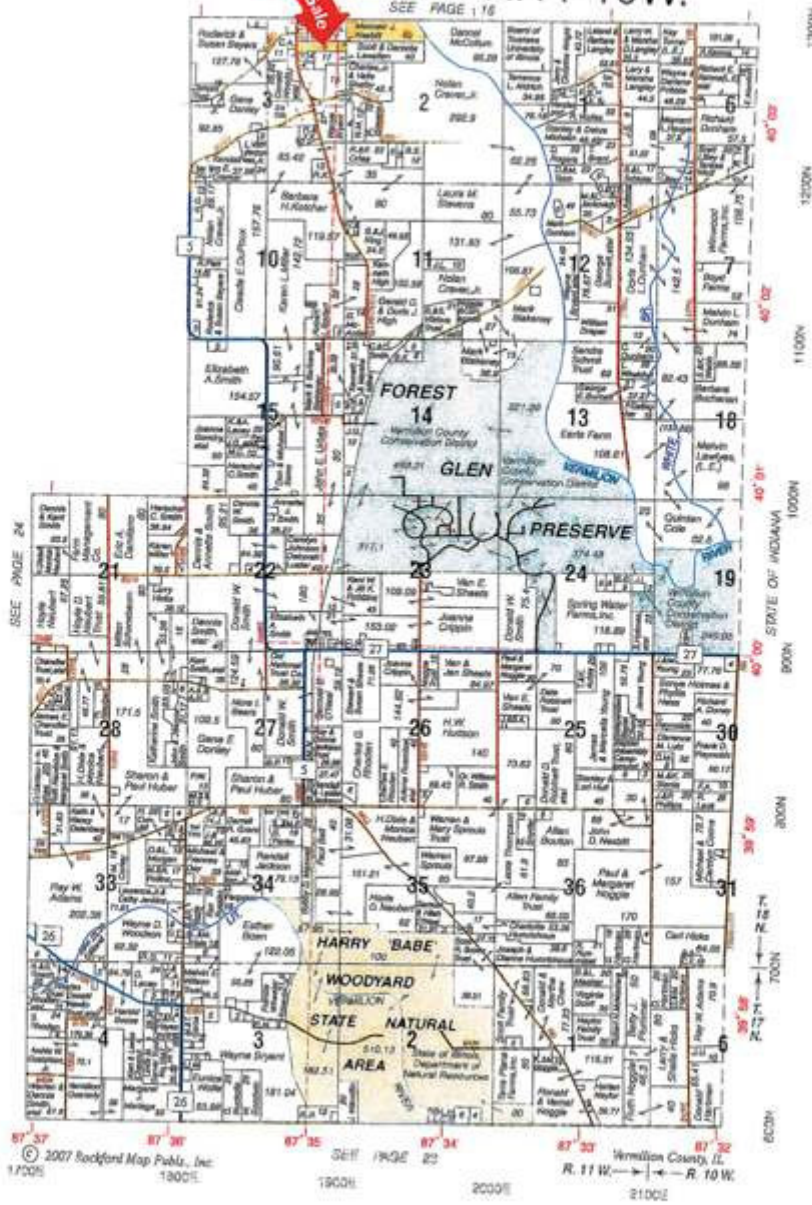
Comments: Excellent hunting retreat, plenty of deer

Listing Agent: Garrett Douglass (217)304-2386
E-Mail: GDouglass-BrummelRealty@comcast.net

MC KENDREE 17-18N.-R.11-10W.

For Sale

SEE PAGE 16



Illinois
 Vermilion
 Report ID: FSA-154EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 9828
 Prepared: 5/12/08 10:01 AM
 Crop Year: 2005
 Page: 1 of 1

Operator Name and Last 4: ~~XXXXXXXXXXXX~~ Farm Description: MATTHEW J NESBITT Recon Number: 2007 17183 163

Farms Associated with Operator:
~~XXXXXXXXXXXX~~

Other Producers Associated with Farm:
 None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status
55.2	21.1	21.1	0.0	0.0	0.0	0.0	Active
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL		FAVWR History
0.0	0.0	21.1	0.0	0.0	0.0		N

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-595 CRP Reduction
CORN	13.2	0.0	0.0	105	136	0.0
SOYBEANS	7.9	0.0	0.0	36	43	0.0
Total Base Acres:	21.1					

Tract Number: 10213 Identifier: L14 SEC 2 MCKENDREE FAVWR History: N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

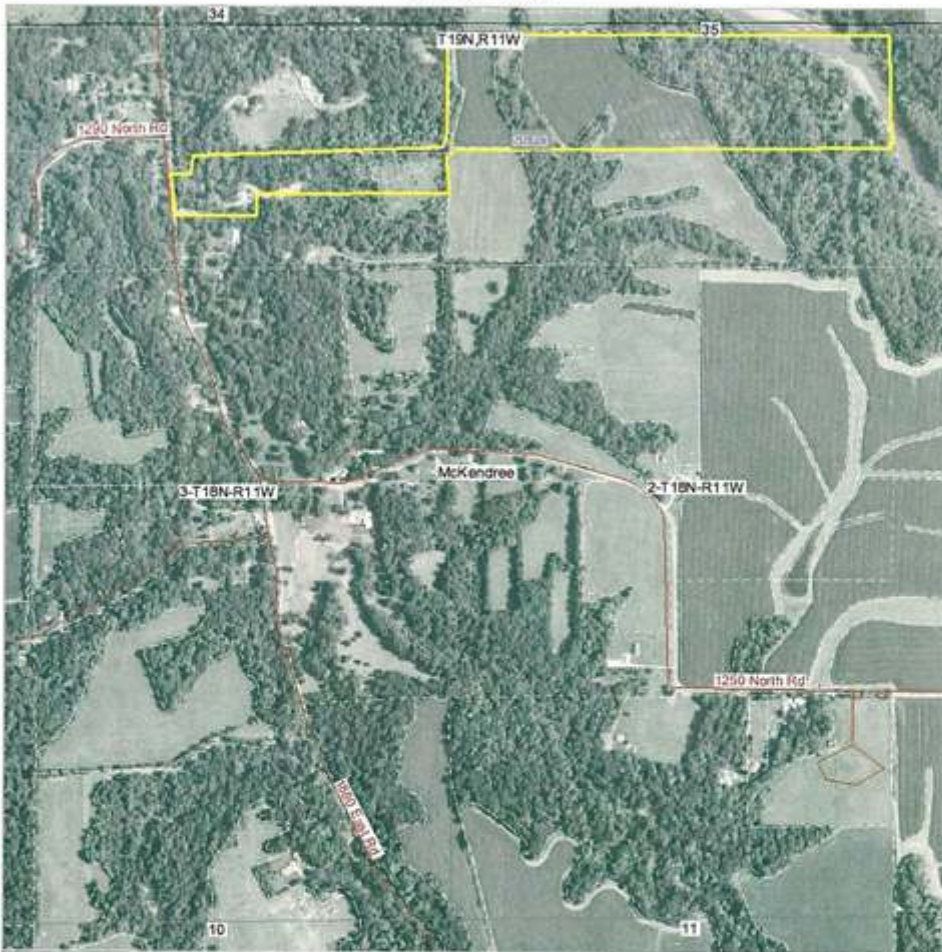
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
55.2	21.1	21.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	CRP MPL	
0.0	0.0	21.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-595 CRP Reduction
CORN	13.2	105	136	0.0	0.0	0	0.0
SOYBEANS	7.9	36	43	0.0	0.0	0	0.0
Total Base Acres:	21.1						

Owners: MATTHEW J NESBITT

Aerial Map



map center: 40° 3' 2.26, 87° 34' 53.62
scale: 1:10172

Map provided by:

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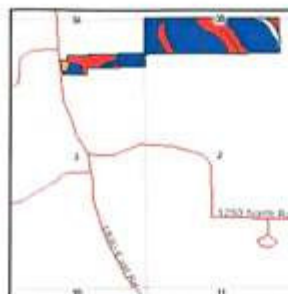
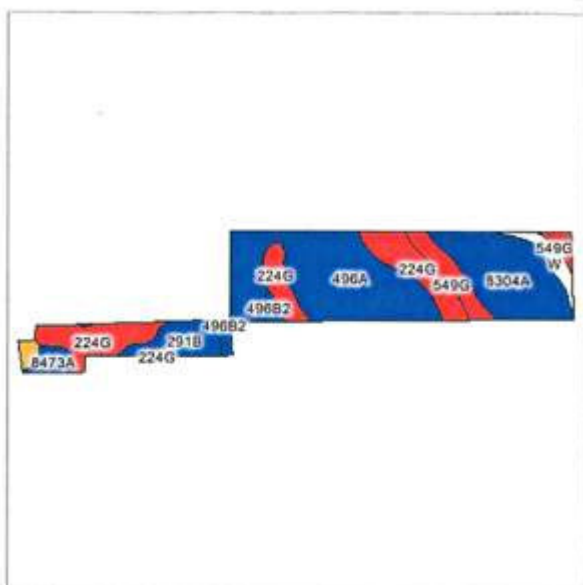
2-18-11W
Vermilion County
Illinois



8/25/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.
PLSS provided by Illinois State Geological Survey.

Soils Map



State: **IL**
 County: **Vermilion**
 Location: **2-18N-11W**
 Township: **McKendree**
 Acres: **55.8**

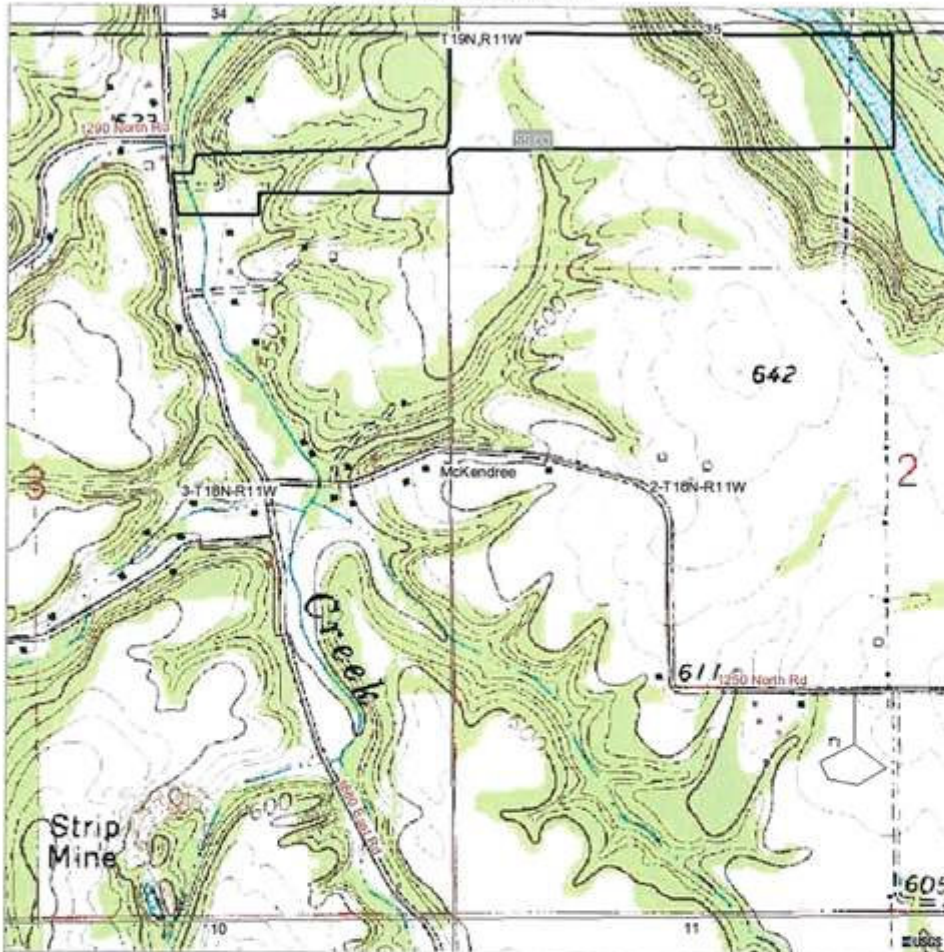


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Fax borders provided by the Farm Service Agency.
 Soils data provided by USDA and NRCS.
 PLS5 provided by Illinois State Geological Survey.

Code	Soil Description	Non-Irr Class Legend	Acres	Percent of field	Non-Irr Class	Bromegrass-alfalfa	Bromegrass-alfalfa hay	Corn	Grass-legume hay	Grass-legume pasture	Oats	Soybeans	Winter wheat
496A	Fincastle silt loam, 0 to 2 percent slopes	Blue	19.4	34.8%	IIw	0	0	150	4.5	6.7	77	47	59
224G	Strawn silt loam, 35 to 75 percent slopes	Red	12.1	21.7%	VIIe	0	0	0	0	2.0	0	0	0
8304A	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded	Dark Blue	11.7	21.0%	IIw	6.2	3.7	121	3.0	4.5	55	41	50
549G	Marseilles loam, 40 to 80 percent slopes	Red	3.8	6.8%	VIIe	0	0	0	0	1.9	0	0	0
291B	Xenia silt loam, 2 to 5 percent slopes	Light Blue	3.5	6.3%	IIE	0	0	145	4.0	5.9	74	45	57
W	Water		1.7	3.0%		0	0	0	0	0	0	0	0
496B2	Fincastle silt loam, 2 to 5 percent slopes, eroded	Blue	1.5	2.7%	IIE	0	0	143	4.3	6.3	73	45	56
8473A	Rosburg loam, 0 to 2 percent slopes, occasionally flooded	Blue	1.4	2.5%	IIw	0	0	160	5.2	7.7	80	52	63
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	Orange	0.7	1.3%	IIIw	0	0	153	4.7	6.9	0	49	0
Weighted Average						1.3	0.8	97	2.8	4.7	47	31	38

Topography Map



map center: 40° 3' 2.26, 87° 34' 53.62
scale: 1:10172

Map provided by:
surety
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