# **FOR SALE**

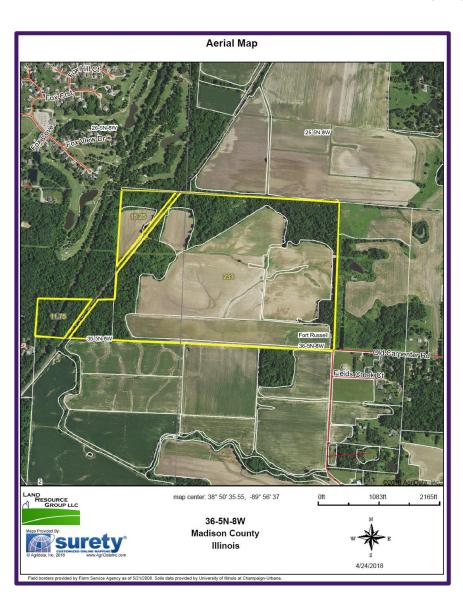
## Schoenleber Farm

260.0 Acres on Old Carpenter Road **Section 36 Fort Russell Township** Edwardsville, IL

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- 260.0 acres per county assessor
- Approximately 158.74 acres tillable
- Average productivity index of 119.8
- Mix of tillable and recreational land
- Possible building sites
- Near II State Route 157
- Excellent location 2 miles northeast of Edwardsville on Old Carpenter Road
- Sale Price: \$1,781,000/\$6,850 per acre

**EXPERIENCE...** DEDICATION...

RESULTS

### For information, contact:

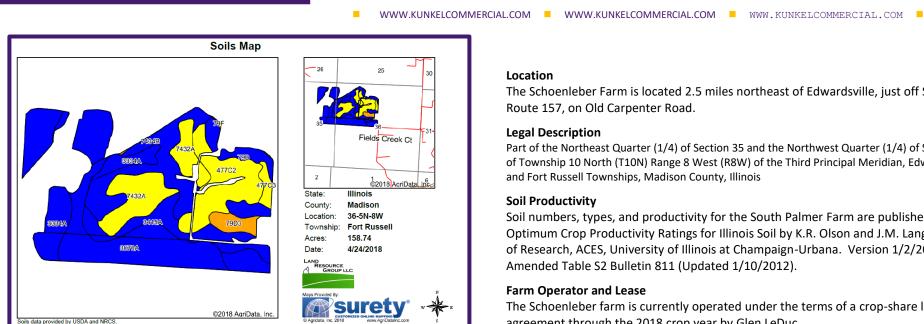
## **JOSH YOUNG**

JOSH@KUNKELCOMMERCIAL.COM 618.632.8200 OFFICE 217.851.0242 MOBILE 618.632.5608 FAX 784 WALL STREET, SUITE 100A O'FALLON, IL 62269 WWW.KUNKELCOMMERCIAL.COM

## **SOIL MAP**

## Schoenleber Farm

## 260.0 Acres on Old Carpenter Road **Section 36 Fort Russell Township** Edwardsville, IL



Area Symbol: IL119, Soil Area Version: 12								
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3070A	Beaucoup silty clay loam, 0 to 2 percent slopes, frequently flooded	40.71	25.6%		Poorly drained	176	58	132
3334A	Birds silt loam, 0 to 2 percent slopes, frequently flooded	26.84	16.9%		Poorly drained	157	51	117
7434B	Ridgway silt loam, 2 to 5 percent slopes, rarely flooded	21.34	13.4%		Well drained	164	50	117
7432A	Geff silt loam, 0 to 2 percent slopes, rarely flooded	19.87	12.5%		Somewhat poorly drained	151	46	110
**477C2	Winfield silt loam, 5 to 10 percent slopes, eroded	19.75	12.4%		Moderately well drained	**151	**47	**111
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	14.90	9.4%		Somewhat poorly drained	180	57	131
**79B	Menfro silt loam, 2 to 5 percent slopes	8.61	5.4%		Well drained	**163	**50	**119
**79D3	Menfro silt loam, 10 to 18 percent slopes, severely eroded	4.24	2.7%		Well drained	**134	**41	**97
**477C3	Winfield silty clay loam, 5 to 10 percent slopes, severely eroded	2.21	1.4%		Moderately well drained	**139	**43	**102
**79F	Menfro silt loam, 18 to 35 percent slopes	0.27	0.2%		Well drained	**117	**36	**85
Weighted Average						162.9	51.6	119.8

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

Using Capabilities Class Dominant Condition Aggregation Method

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

#### Location

The Schoenleber Farm is located 2.5 miles northeast of Edwardsville, just off State Route 157, on Old Carpenter Road.

#### **Legal Description**

Part of the Northeast Quarter (1/4) of Section 35 and the Northwest Quarter (1/4) of Section 36 of Township 10 North (T10N) Range 8 West (R8W) of the Third Principal Meridian, Edwardsville and Fort Russell Townships, Madison County, Illinois

#### **Soil Productivity**

Soil numbers, types, and productivity for the South Palmer Farm are published in 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 Bulletin 811 (Updated 1/10/2012).

#### **Farm Operator and Lease**

The Schoenleber farm is currently operated under the terms of a crop-share lease agreement through the 2018 crop year by Glen LeDuc.

#### Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are made. This information is subject to verification and no liability for errors or omissions is assumed. All inquiries, offers, and requests for inspection should be made to Kunkel Commercial Group.

#### **Listing Price**

Kunkel Commercial Group is offering the Schoenleber Farm for sale as follows: 260.0 acres at \$6,850 per acre, \$1,781,000 total price.

### **Designated Agency**

Joshua Young is the seller's designated agent. To offer a contract for purchase or to request further information,

Please contact: Joshua Young

Phone: 217.851.0242

