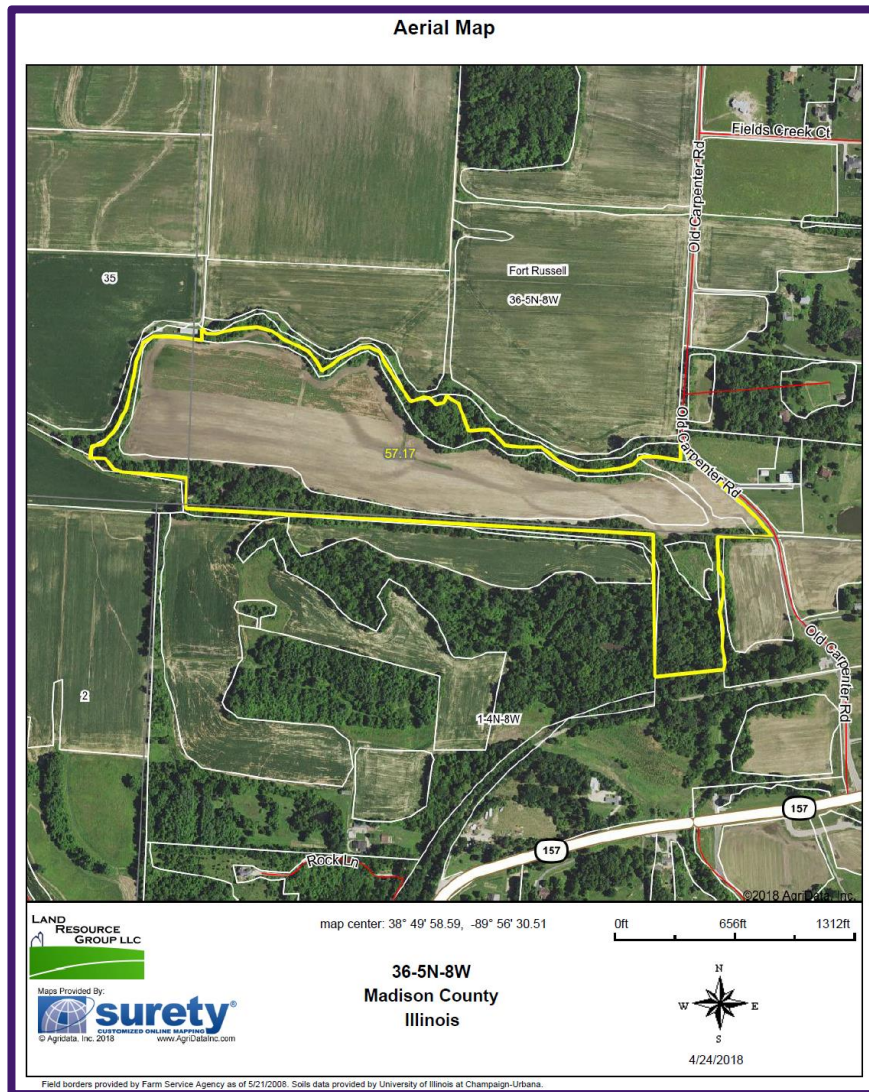


FOR SALE

57.17 Acres on Old Carpenter Road Schoenleber Farm S1 Edwardsville & S36 Fort Russell Twps Edwardsville, IL

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- 57.17 acres per county assessor
- Approximately 39.08 acres tillable
- Wakeland (3333A) and Bird (3334A) silt loam soils
- Average productivity index of 127.3
- Near IL State Route 157
- Excellent location 2 miles northeast of Edwardsville on Old Carpenter Road
- **Sale Price: \$443,068/\$7,750 per acre**

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

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O'FALLON, IL 62269

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Information herein is not warranted and subject to change without notice.
We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

SOIL MAP

Schoenleber Farm 57.17 Acres on Old Carpenter Road S1 Edwardsville & S36 Fort Russell Twps Edwardsville, IL

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Soils Map

Soils data provided by USDA and NRCS. ©2018 AagriData, Inc.

State: Illinois
 County: Madison
 Location: 36-5N-8W
 Township: Fort Russell
 Acres: 39.08
 Date: 4/24/2018

LAND RESOURCE GROUP LLC
 Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL119, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Soil Drainage	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	36.34	93.0%	3	Somewhat poorly drained	174	56	128
3334A	Birds silt loam, 0 to 2 percent slopes, frequently flooded	2.74	7.0%	3	Poorly drained	157	51	117
Weighted Average						172.8	55.6	127.2

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

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

†c: Using Capabilities Class Dominant Condition Aggregation Method

Location

The Schoenleber Farm is located 2 miles northeast of Edwardsville, just off State Route 157, on Old Carpenter Road.

Legal Description

Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 1, Township 4 North (T4N) Range 8 West (R8W), part of the South Half (1/2) of the Southwest Quarter (1/4), Section 36 lying South of the middle of Mooney Creek and part of the Southeast Quarter (SE1/4) of Section 36 lying South and West of the centerline of the public road, Township 5 North (T5N) 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: 57.17 acres at \$7,750 per acre, \$443,068 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

