

2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18

AVG ACREVALUE (\$/AC.)

\$7,165

TOTAL VALUE

\$280,624

COUNTY AVG (\$/AC.)

\$9,416

AVG PI

119.0

COUNTY AVG

113.3



ECONOMIC ATTRIBUTES



Shelby County is a low tax county.
This land is in a moderate livestock demand area.
Expected Corn Basis: \$0.04

PHYSICAL ATTRIBUTES

Annual Precipitation: 40.34 inches
Annual GDD: 3538

LAND USE

Land Use: Grass/Pasture, Developed,
Cropland, Non-Cropland

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG PI	CARBON POTENTIAL (\$)	AVG ACREVALUE (\$/AC.)
1		19.57	39.31617 -88.80025	0.36%	87% Soybeans, 8% Non-Cropland, 3% Corn, 1% Other	119.3	N/A	\$7,170
2		19.59	39.31616 -88.79792	0.75%	85% Soybeans, 10% Other, 4% Corn	118.7	\$393	\$7,161
		39.16		0.56%		119.0	\$393	\$7,165

2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Shelby, IL	Shelby, IL	Shelby, IL	Shelby, IL		Shelby, IL
SALE PRICE	\$300,000	\$125,000	\$125,000	\$384,000	\$278,030	
\$/AC. PRICE	\$7,541/ac.	\$6,168/ac.	\$6,168/ac.	\$7,637/ac.	\$7,152/ac.	\$7,165/ac. *
SALE DATE	03/15/24	02/05/24	02/02/24	01/05/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Cash Purchase	Mortgage		
DISTANCE (MI)	5.34	7.92	7.92	15.16	9.08	
ACRES	39.78	20.26	20.26	50.28	32.65	39.16
TOP CROP	None	None	None	None		Soybeans
PI	98.0	127.3	127.3	106.9	110.5	119.0
\$/PI	\$77	\$48	\$48	\$71	\$66	\$60
TILLABLE %	95.7%	90.0%	90.0%	87.8%	90.9%	90.1%

* Estimated Price Per Acre from AcreValue model.





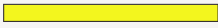




2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18



Field 1
20 ac.

Avg. Elevation
531.43 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	533.93 ft - 534.56 ft	0.35	1.79%
	533.31 ft - 533.93 ft	0.73	3.72%
	532.68 ft - 533.31 ft	2.27	11.6%
	532.05 ft - 532.68 ft	4.32	22.09%
	531.42 ft - 532.05 ft	2.58	13.19%
	530.80 ft - 531.42 ft	2.05	10.48%
	530.17 ft - 530.80 ft	2.82	14.41%
	529.54 ft - 530.17 ft	3.07	15.68%
	528.91 ft - 529.54 ft	1.38	7.04%

2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18












Field 2

20 ac.

Avg. Elevation

532.70 ft










	ELEVATION RANGE	ACRES	PERCENT AREA
	537.43 ft - 538.30 ft	0.05	0.27%
	536.56 ft - 537.43 ft	0.11	0.56%
	535.70 ft - 536.56 ft	0.24	1.21%
	534.83 ft - 535.70 ft	0.66	3.36%
	533.96 ft - 534.83 ft	2.09	10.66%
	533.10 ft - 533.96 ft	3.29	16.8%
	532.23 ft - 533.10 ft	4.59	23.43%
	531.36 ft - 532.23 ft	6.43	32.81%
	530.50 ft - 531.36 ft	2.14	10.92%

2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18

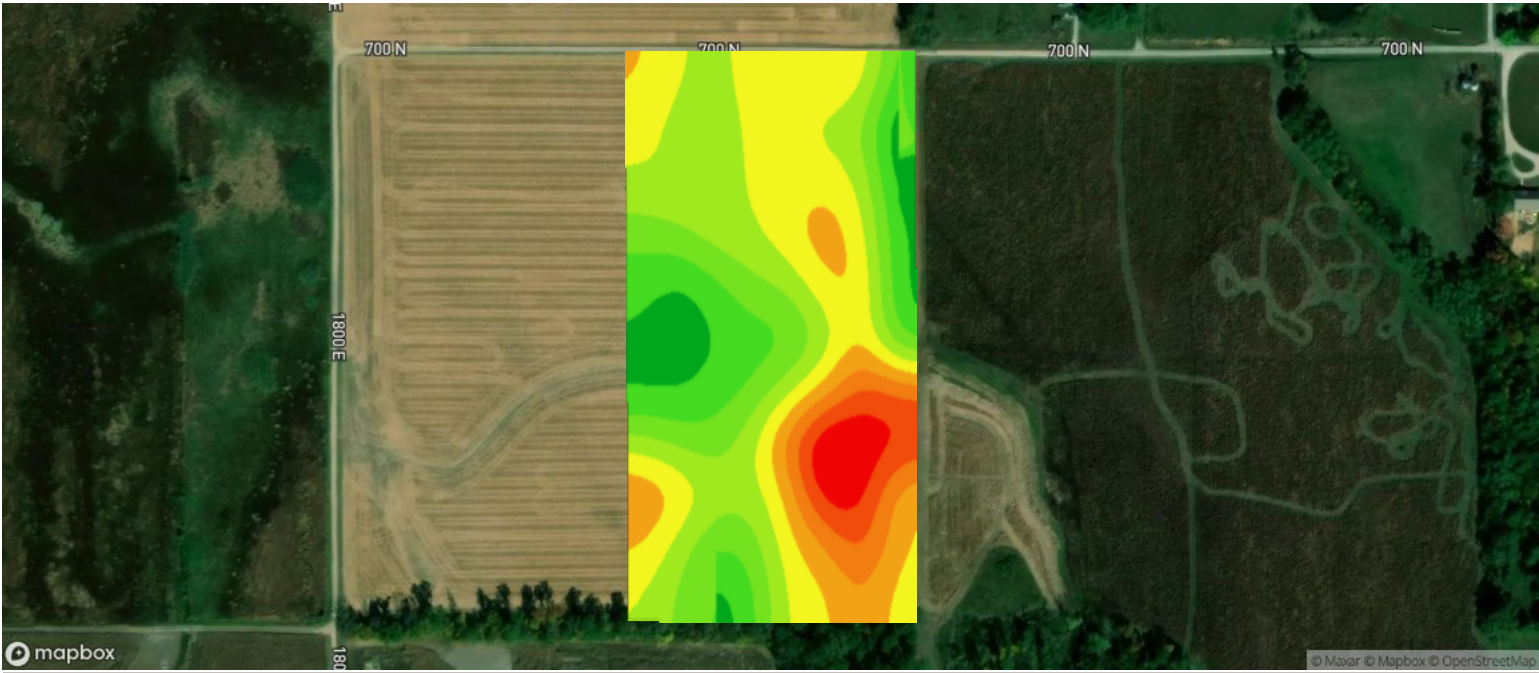


Source: Harmonized Landsat and Sentinel-2






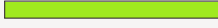



Field 1	Avg. NDVI	Date	
20 ac.	64.54	06/14/2024	
	NDVI RANGE	ACRES	PERCENT AREA
	50.74 - 53.19	0.11	0.58%
	53.19 - 55.64	0.00	0.0%
	55.64 - 58.09	0.12	0.6%
	58.09 - 60.53	1.84	9.39%
	60.53 - 62.98	3.70	18.91%
	62.98 - 65.43	6.98	35.69%
	65.43 - 67.88	3.36	17.17%
	67.88 - 70.33	2.74	14.01%
	70.33 - 72.78	0.71	3.65%

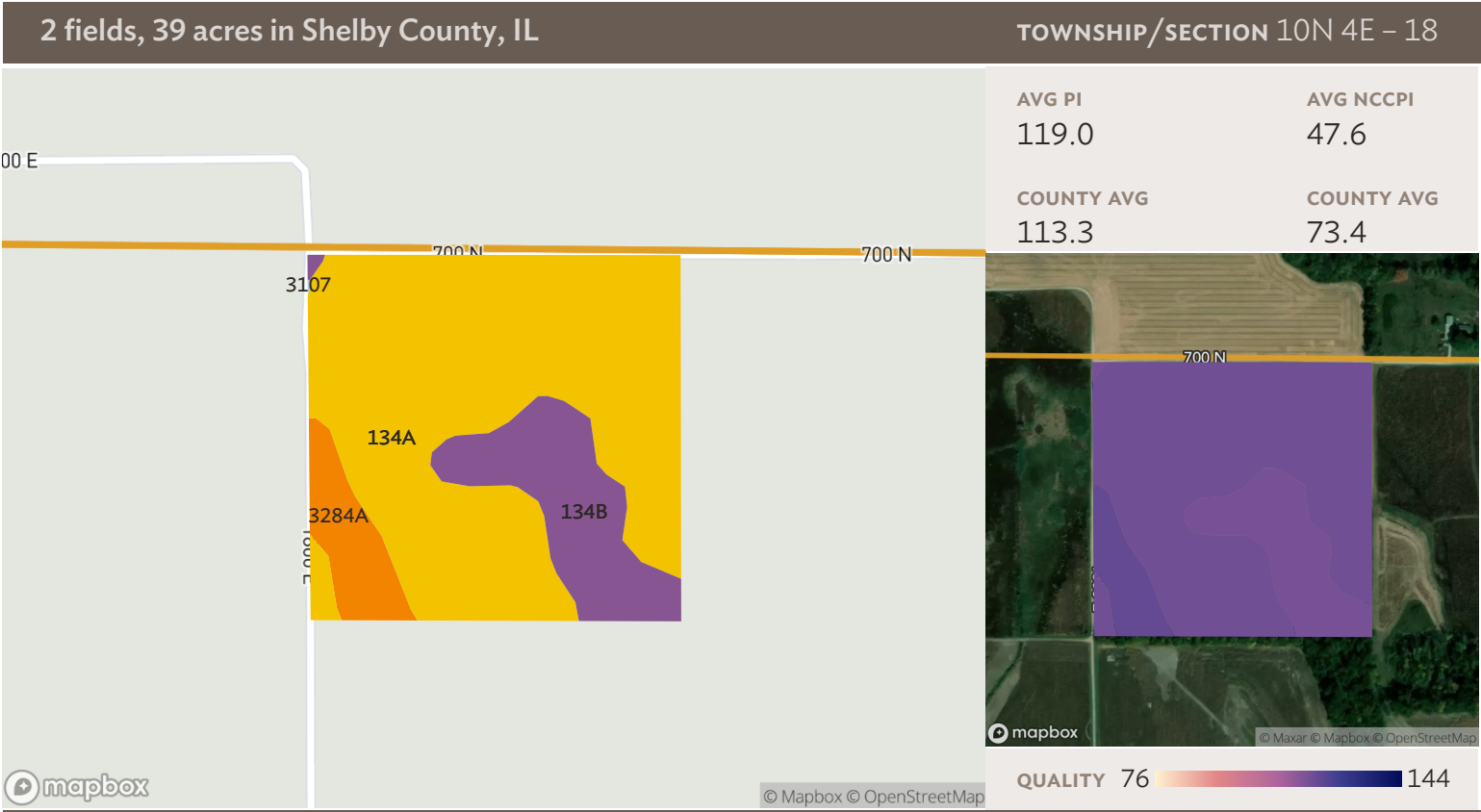
2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18



Source: Harmonized Landsat and Sentinel-2

Field 2	Avg. NDVI	Date	
20 ac.	66.26	06/14/2024	
	NDVI RANGE	ACRES	PERCENT AREA
	57.08 - 58.86	0.60	3.04%
	58.86 - 60.64	0.84	4.3%
	60.64 - 62.43	0.86	4.38%
	62.43 - 64.21	1.71	8.74%
	64.21 - 65.99	4.97	25.34%
	65.99 - 67.78	4.56	23.26%
	67.78 - 69.56	2.73	13.95%
	69.56 - 71.34	2.29	11.71%
	71.34 - 73.13	1.03	5.28%

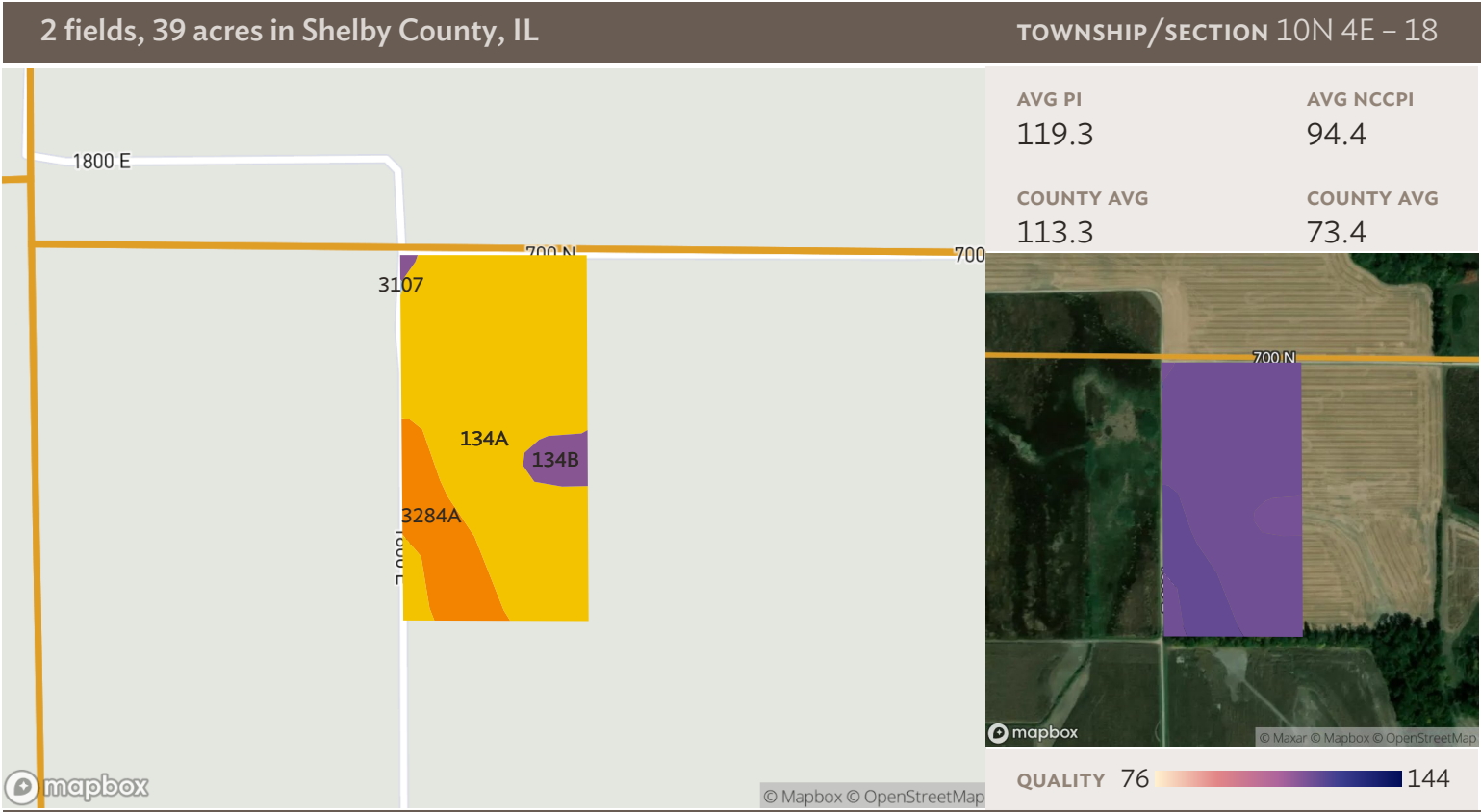


Source: NRCS Soil Survey

All fields

39 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
134A	Camden silt loam, 0 to 2 percent slopes	29.27	74.7%	1	119.0
134B	Camden silt loam, 2 to 5 percent slopes	6.90	17.6%	2	118.0
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	2.99	7.6%	3	121.0
3107	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.01	0.0%	3	125.0
39.16					119.0

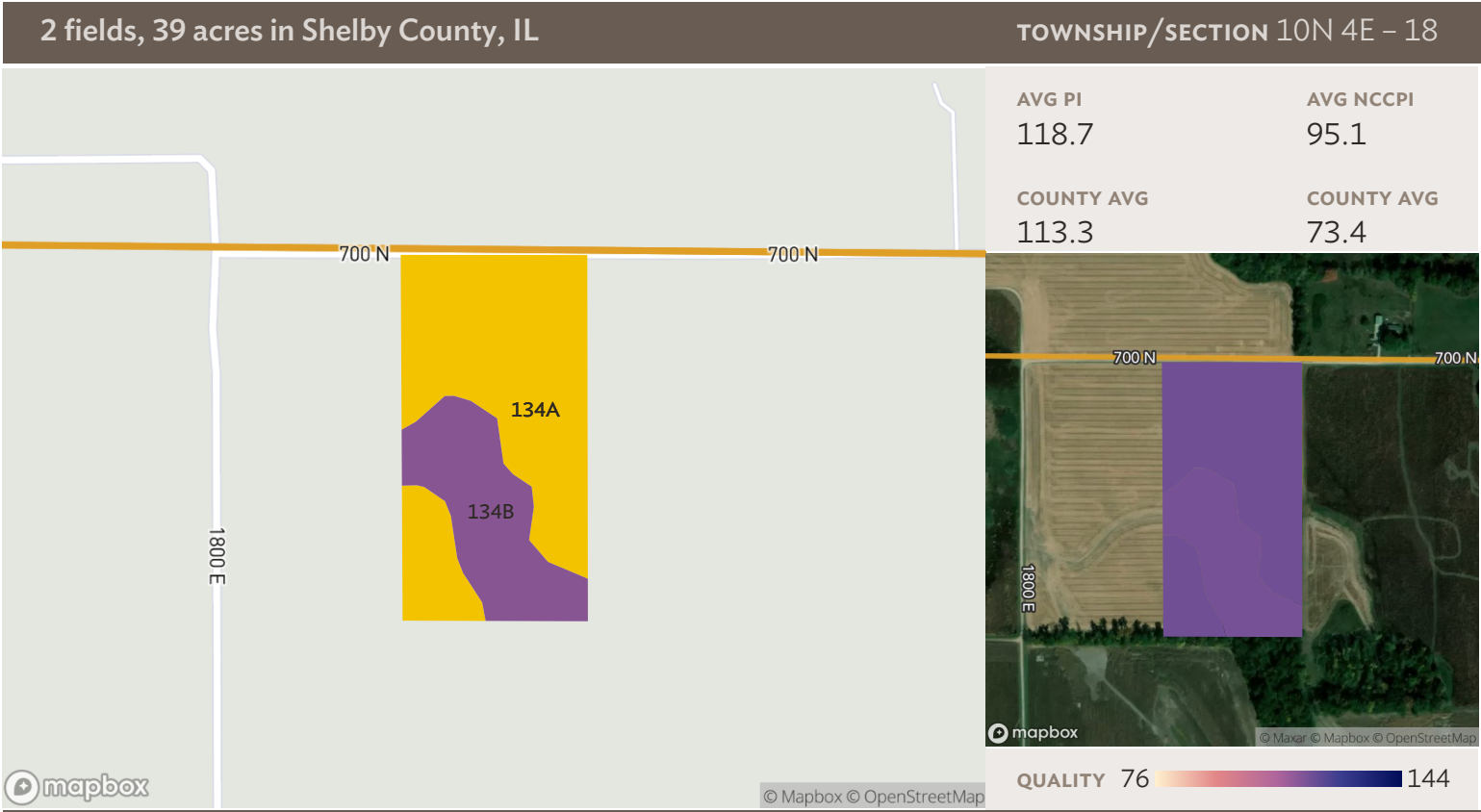


Field 1

Source: NRCS Soil Survey

20 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
134A	Camden silt loam, 0 to 2 percent slopes	15.65	80.0%	1	119.0
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	2.99	15.3%	3	121.0
134B	Camden silt loam, 2 to 5 percent slopes	0.92	4.7%	2	118.0
3107	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.01	0.0%	3	125.0
19.57					119.3



Source: NRCS Soil Survey

Field 2

20 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
134A	Camden silt loam, 0 to 2 percent slopes	13.61	69.5%	1	119.0
134B	Camden silt loam, 2 to 5 percent slopes	5.98	30.5%	2	118.0
19.59					118.7

2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18



All fields

39 ac.



2022



2021



2020



2019



2018

Soybeans

86.4%

23.9%

2.3%

87.9%

–

Corn

3.7%

66.7%

88.1%

2.4%

87.8%

Non-Cropland

6.5%

6.5%

6.5%

6.5%

9.7%

Other

3.4%

2.9%

3.2%

3.2%

2.4%



Field 1

20 ac.



2022



2021



2020



2019



2018

Soybeans

87.5%

17.6%

2.3%

86.5%

–

Corn

3.1%

73.0%

88.3%

4.0%

84.9%

Non-Cropland

8.4%

8.4%

8.4%

8.4%

14.9%

Other

1.0%

1.0%

1.0%

1.0%

0.1%



Field 2

20 ac.



2022



2021



2020



2019



2018

Soybeans

85.3%

30.2%

2.3%

89.2%

–

Corn

4.3%

60.5%

87.8%

0.9%

90.7%

Other

10.4%

9.4%

9.9%

9.9%



9.3%

Source: NASS Cropland Data Layer

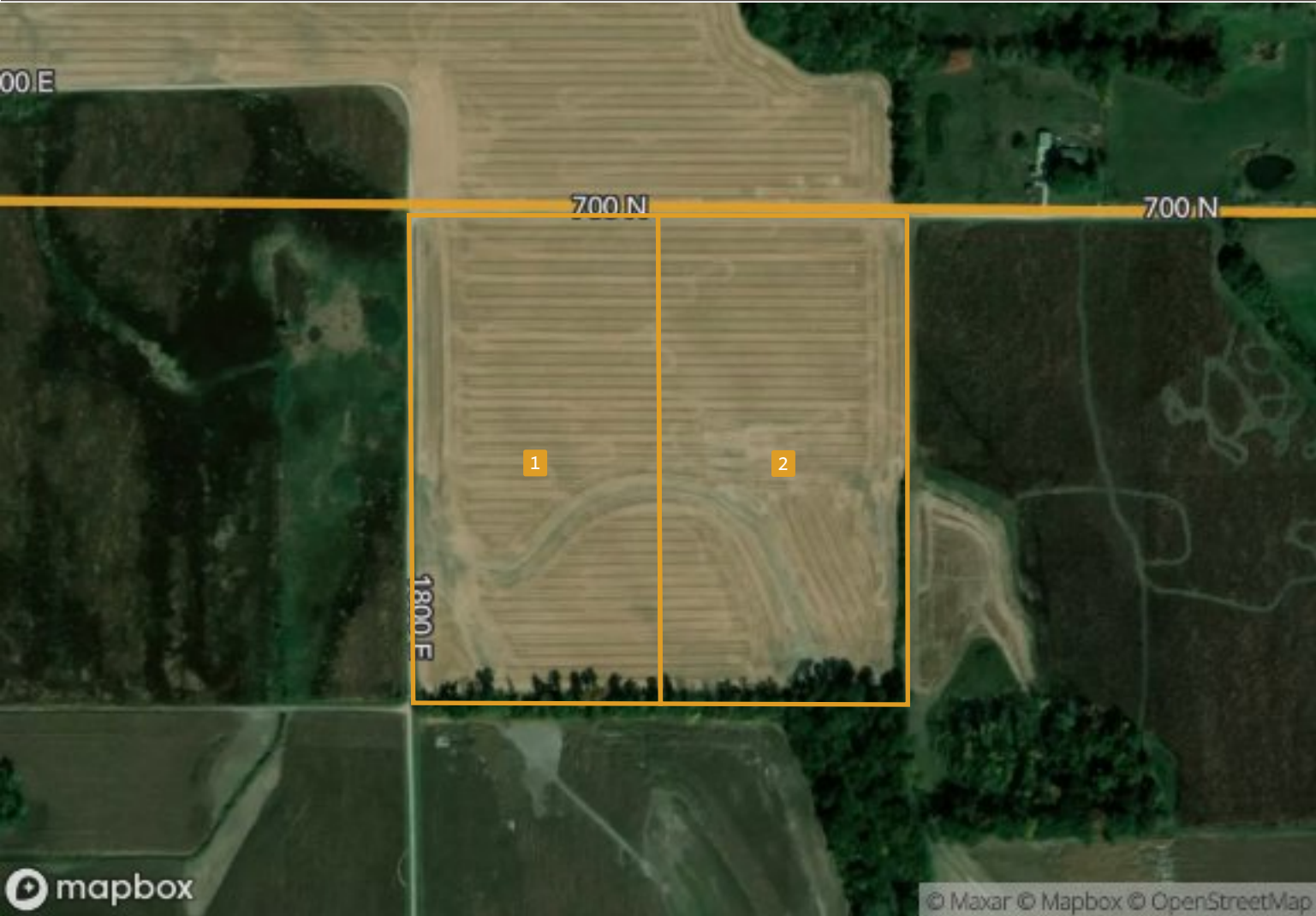
2 fields, 39 acres in Shelby County, IL

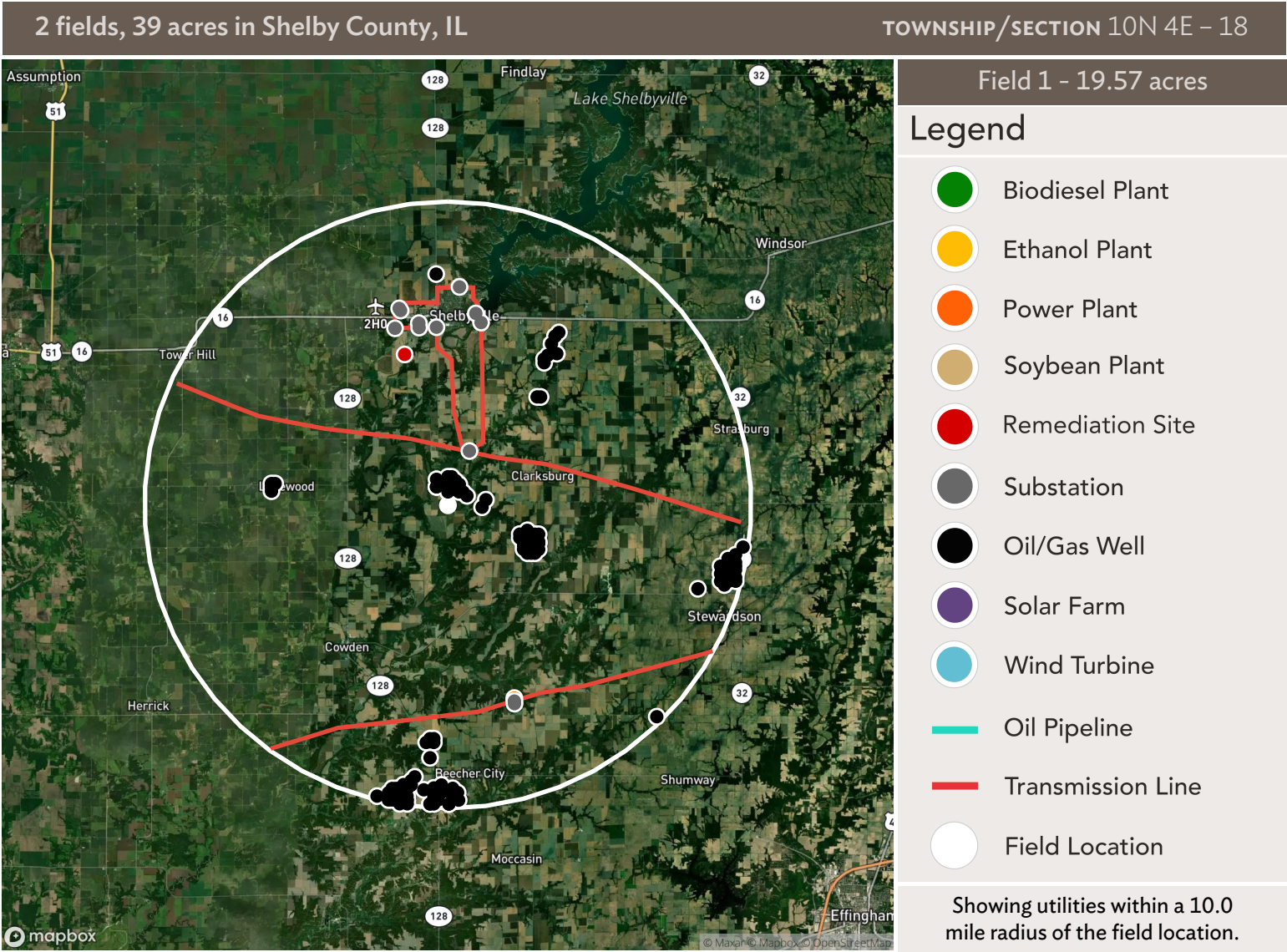
TOWNSHIP/SECTION 10N 4E - 18

Shelby County, IL

	FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1		19.57	469.00	6,831.00	10N 4E - 18 APN: 03191800100002	DIDDE CATTLE COMPANY LLC; MILLER, GREG N (02/01/2022)	1840 E 750 NORTH RD, SHELBYVILLE, IL 62565	S18 T10N R4E W 1/2 NE NW 20 AC
2		19.59	495.44	7,216.00	10N 4E - 18 APN: 03191800100003	DIDDE CATTLE COMPANY LLC; MILLER, GREG N (02/01/2022)	1840 E 750 NORTH RD, SHELBYVILLE, IL 62565	S18 T10N R4E E 1/2 NE NW 20 AC

39.16

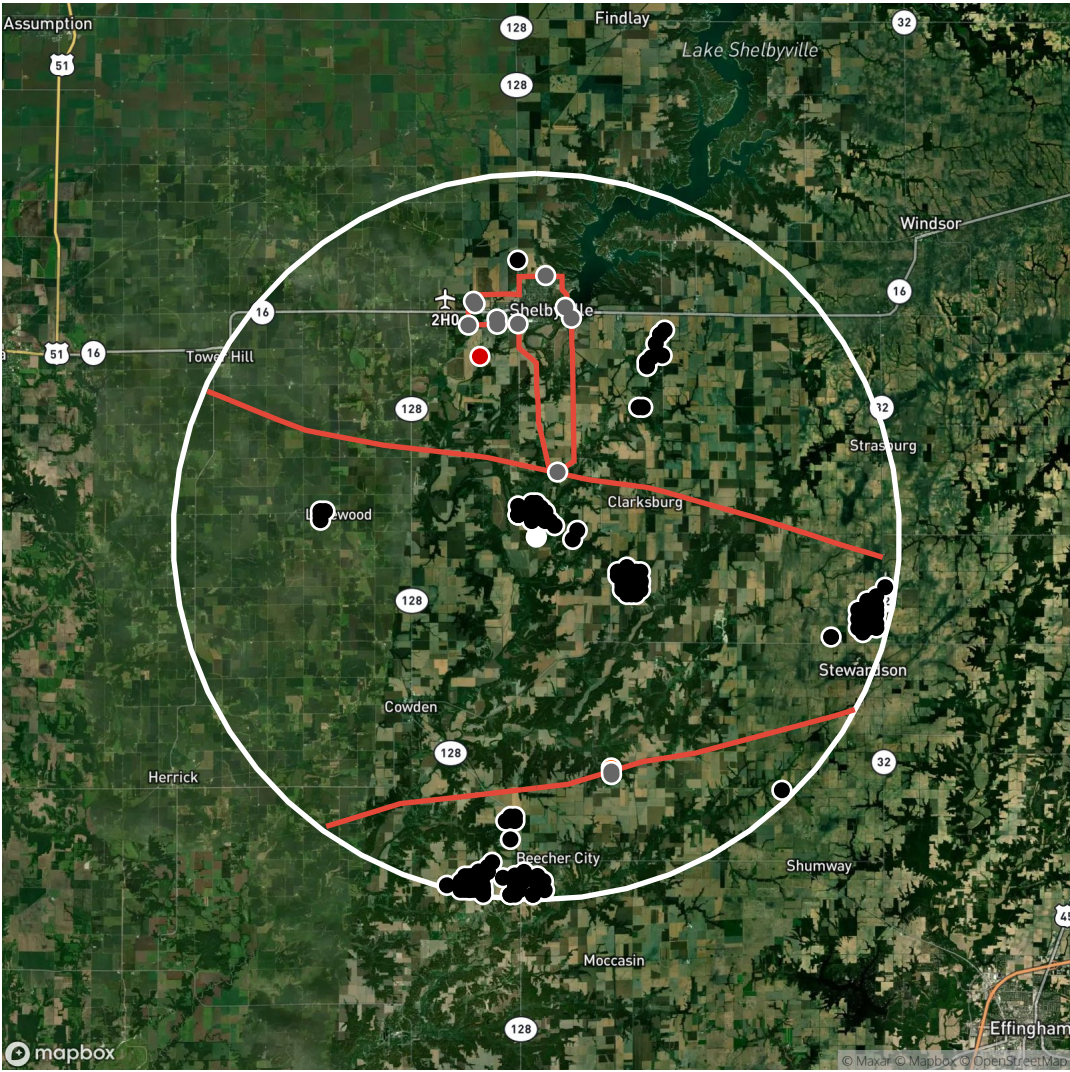




UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	6.74
Substation	12	1.92
Oil/Gas Well	164	0.44
Oil Pipeline	4	1.47
Transmission Line	18	1.88
Remediation Sites	1	5.18

2 fields, 39 acres in Shelby County, IL

TOWNSHIP/SECTION 10N 4E - 18



Field 2 - 19.59 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	6.7
Substation	12	1.88
Oil/Gas Well	163	0.46
Oil Pipeline	4	1.59
Transmission Line	18	1.85
Remediation Sites	1	5.21