

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

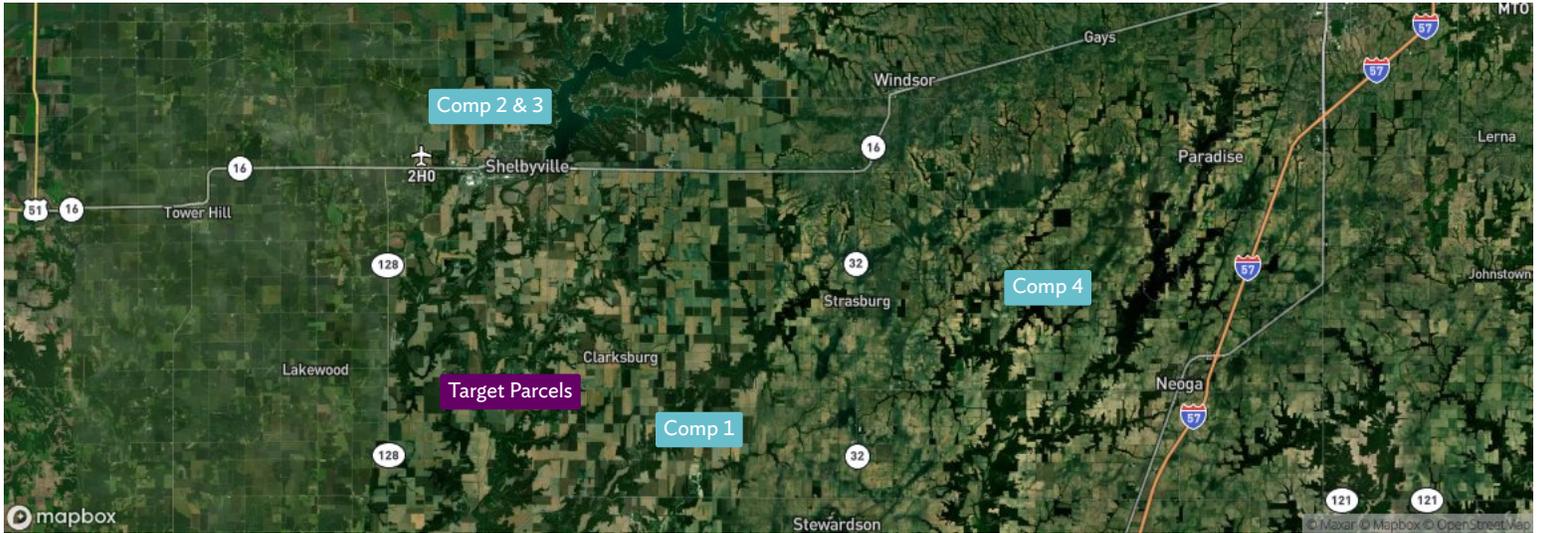
**LAND USE**

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
		<b>39.16</b>		<b>0.56%</b>		<b>119.0</b>	<b>\$393</b>	<b>\$7,165</b>

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

\* Estimated Price Per Acre from AcreValue model.

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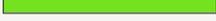


**Field 1**

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%

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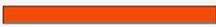


## Field 2

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%

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Source: Harmonized Landsat and Sentinel-2

**Field 1**

20 ac.

**Avg. NDVI**

64.54

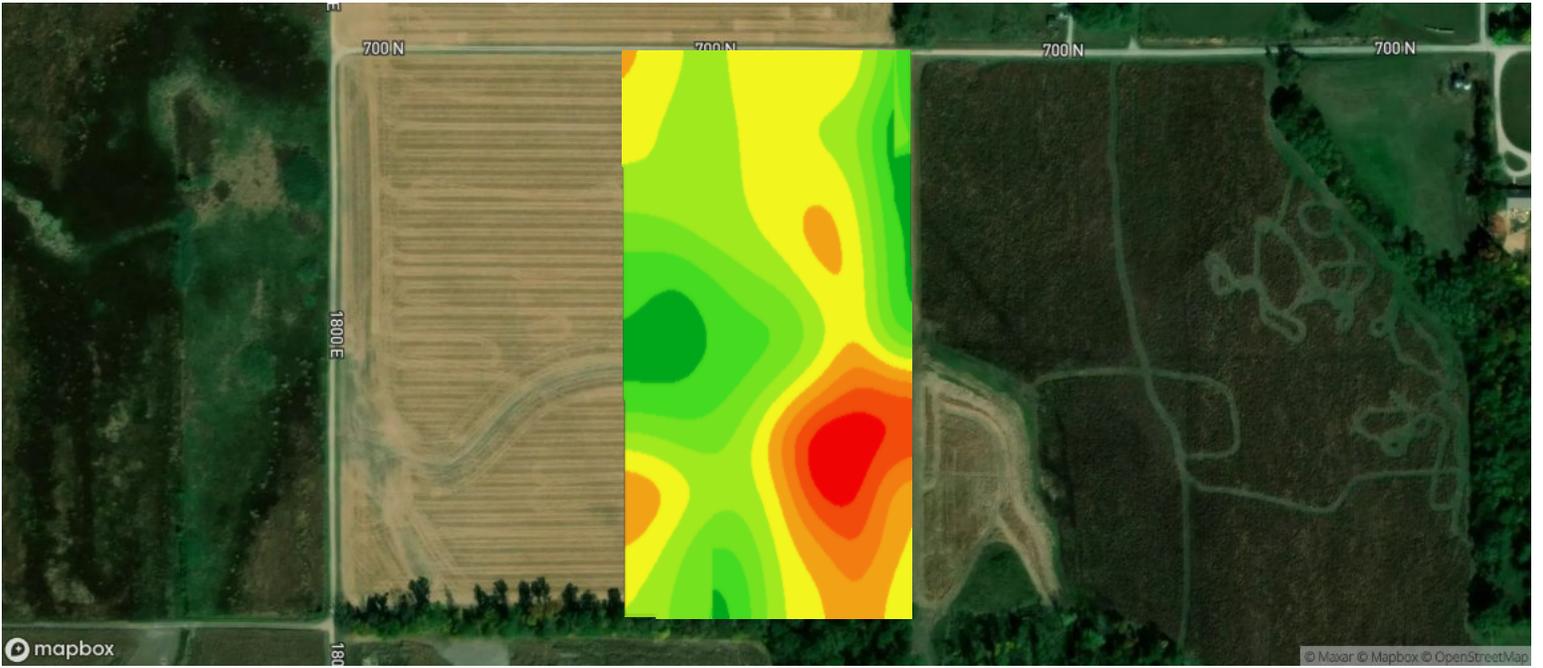
**Date**

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%

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TOWNSHIP/SECTION 10N 4E - 18



Source: Harmonized Landsat and Sentinel-2

Field 2

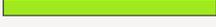
Avg. NDVI

Date

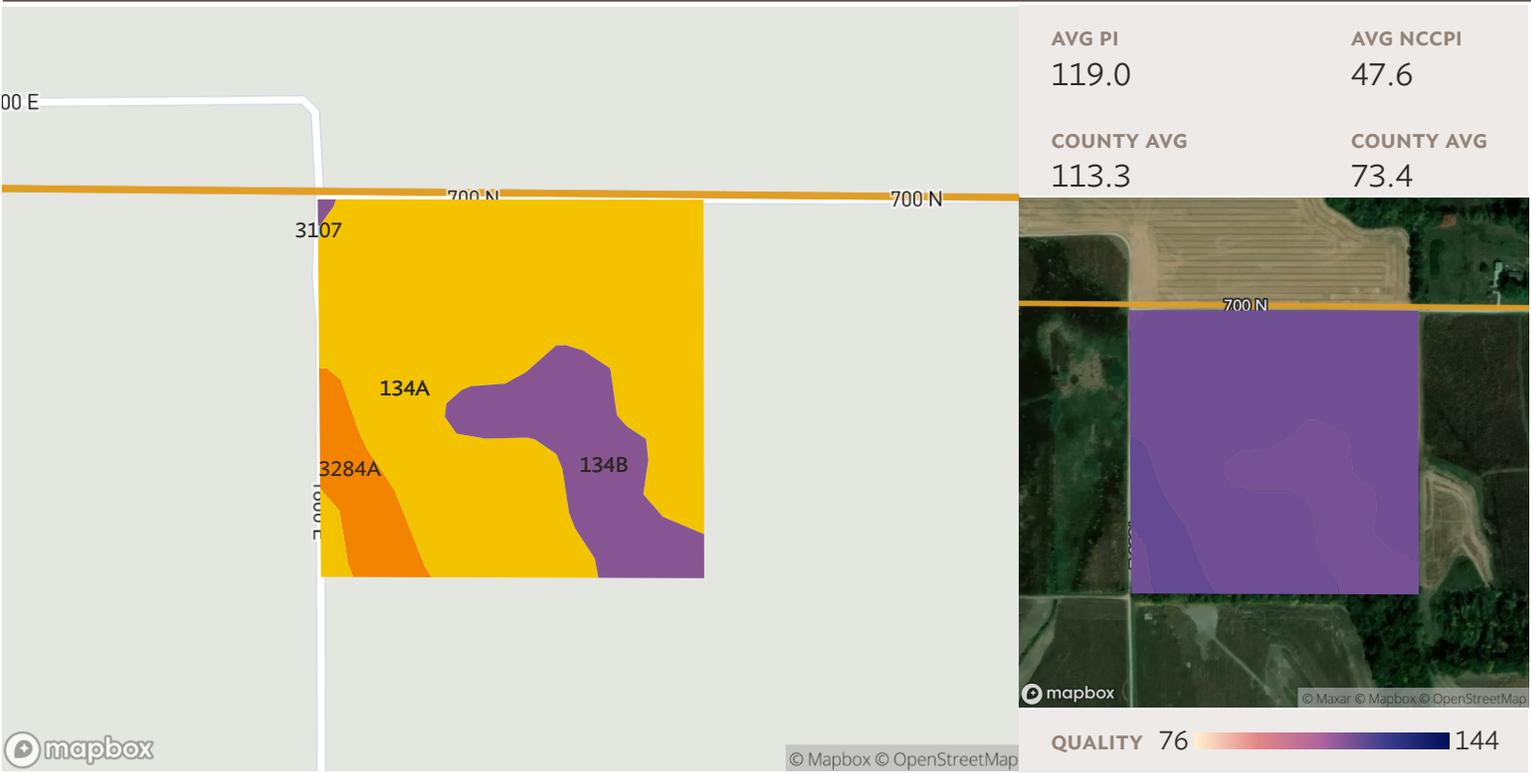
20 ac.

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%

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## All fields

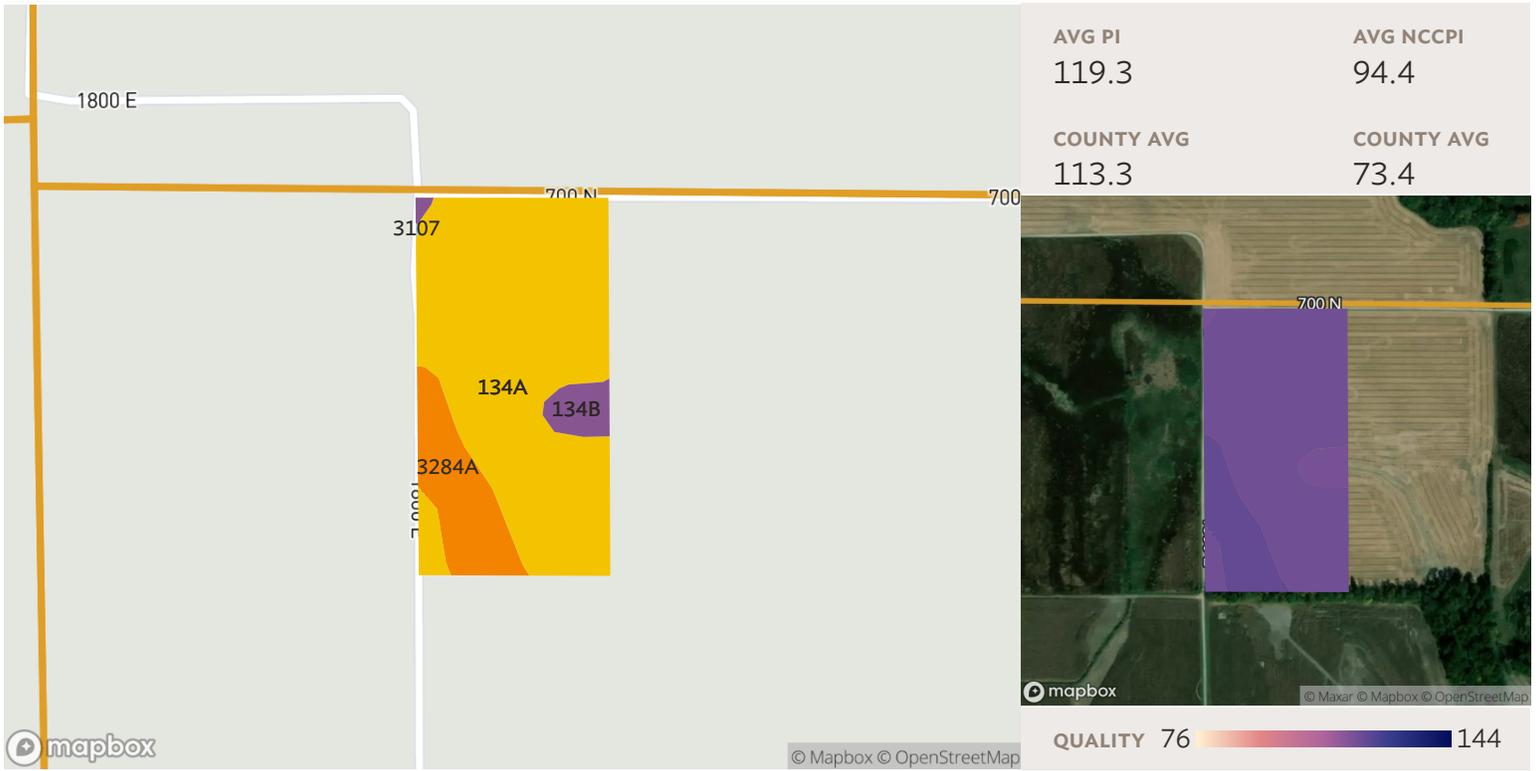
Source: NRCS Soil Survey

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
<b>39.16</b>					<b>119.0</b>

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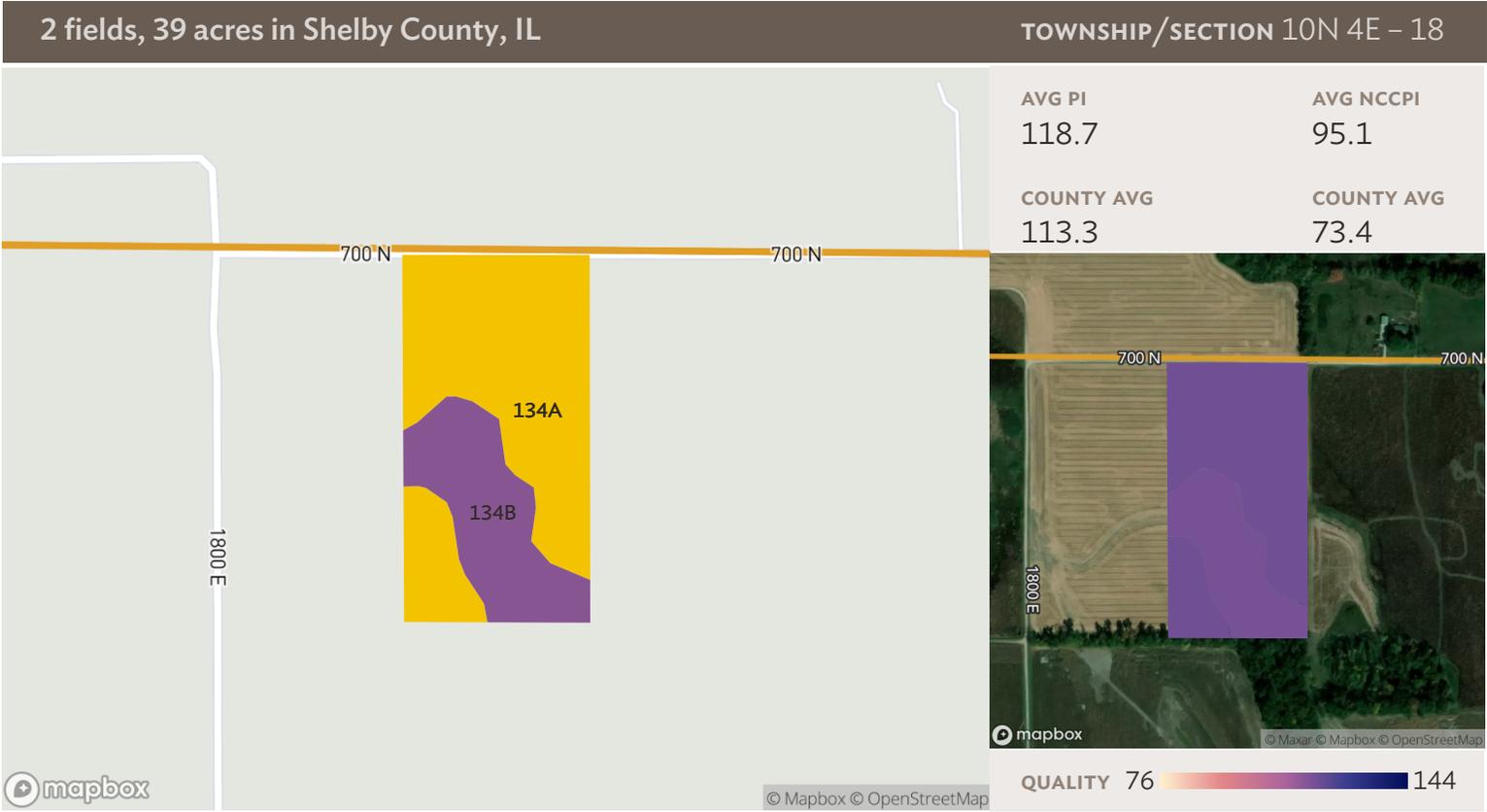


## Field 1

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
					<b>119.3</b>



## Field 2

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	13.61	69.5%	1	119.0
■ 134B	Camden silt loam, 2 to 5 percent slopes	5.98	30.5%	2	118.0
					<b>118.7</b>

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**All fields**

39 ac.



	2022	2021	2020	2019	2018
<span style="color: green;">■</span> Soybeans	86.4%	23.9%	2.3%	87.9%	-
<span style="color: yellow;">■</span> Corn	3.7%	66.7%	88.1%	2.4%	87.8%
<span style="color: grey;">■</span> Non-Cropland	6.5%	6.5%	6.5%	6.5%	9.7%
<span style="color: brown;">■</span> Other	3.4%	2.9%	3.2%	3.2%	2.4%



**Field 1**

20 ac.



	2022	2021	2020	2019	2018
<span style="color: green;">■</span> Soybeans	87.5%	17.6%	2.3%	86.5%	-
<span style="color: yellow;">■</span> Corn	3.1%	73.0%	88.3%	4.0%	84.9%
<span style="color: grey;">■</span> Non-Cropland	8.4%	8.4%	8.4%	8.4%	14.9%
<span style="color: brown;">■</span> Other	1.0%	1.0%	1.0%	1.0%	0.1%



**Field 2**

20 ac.



	2022	2021	2020	2019	2018
<span style="color: green;">■</span> Soybeans	85.3%	30.2%	2.3%	89.2%	-
<span style="color: yellow;">■</span> Corn	4.3%	60.5%	87.8%	0.9%	90.7%
<span style="color: grey;">■</span> Other	10.4%	9.4%	9.9%	9.9%	9.3%

Source: NASS Cropland Data Layer

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## Shelby County, IL

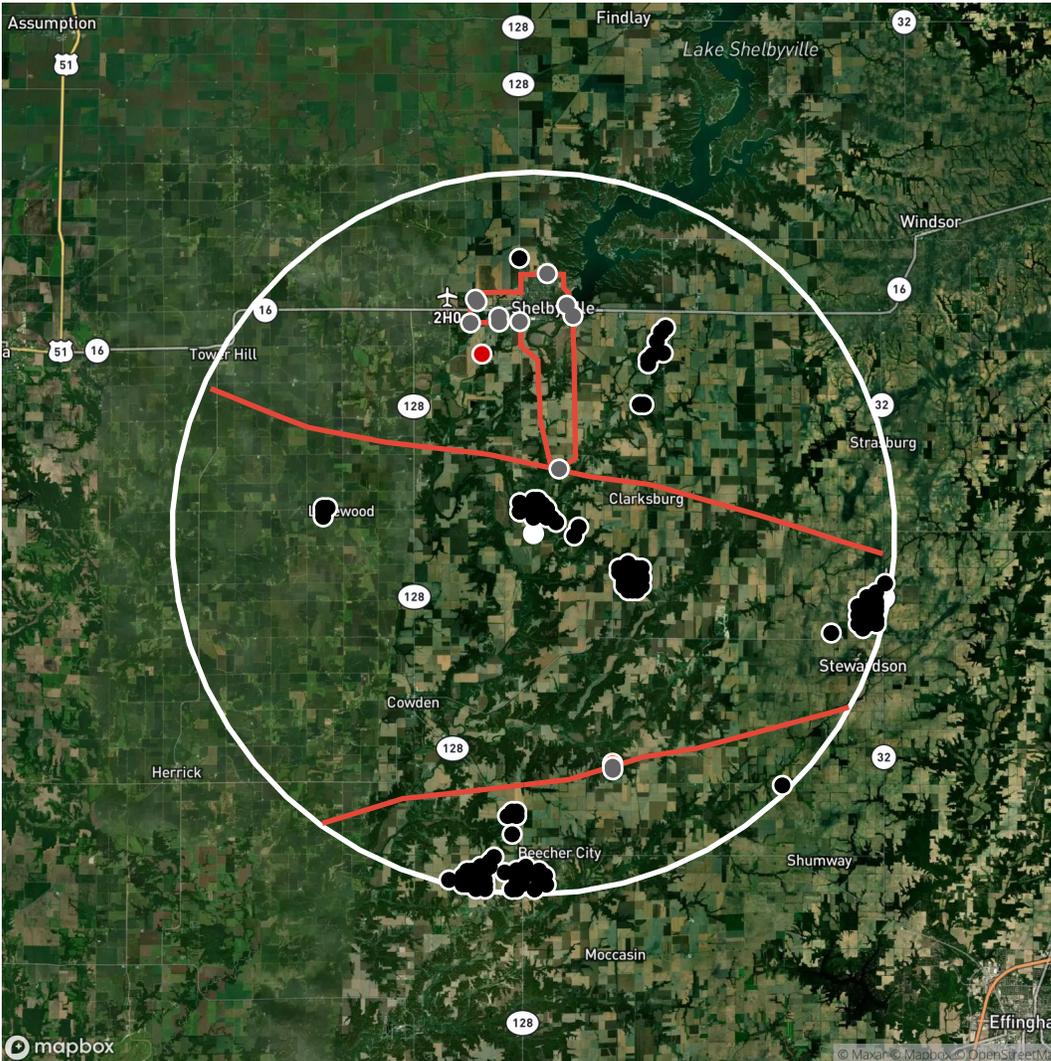
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	19.57	469.00	6,831.00	10N 4E - 18 APN: 03191800100002	DIDDE CATTLE COMPANY LLC; MILLER, GREG N (02/01/2022)	1840 E 750 NORTH RD, SHELBYVILLE, IL 62565	S18 T10N R4E W 1/2 NE NW 20 AC
2	19.59	495.44	7,216.00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



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Field 1 - 19.57 acres

**Legend**

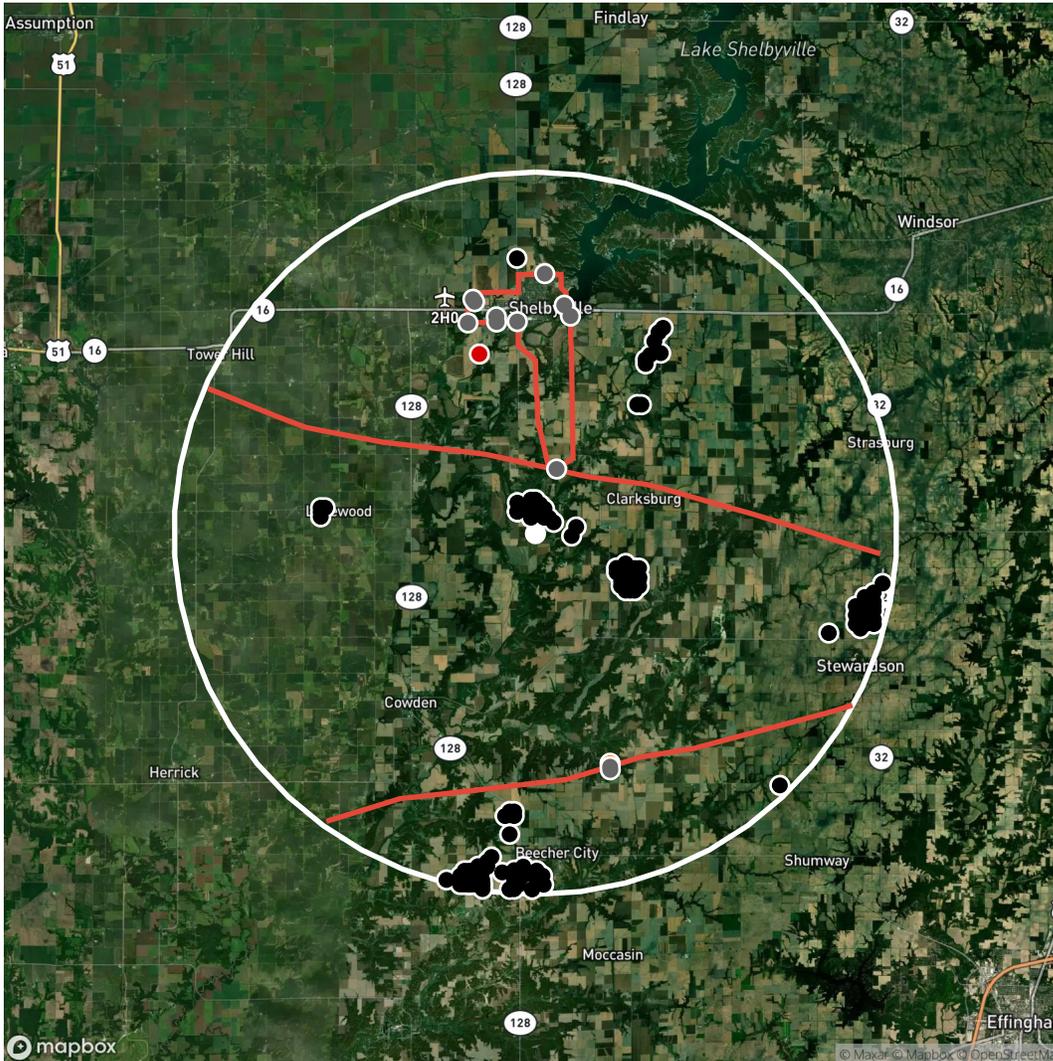
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

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

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	6.74
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

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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