



For Sale: Blacker - Martin Farm

Legal Description:

Parts of Sect. 1, 2, 11, 12;
T20N, R6E of 3rd P.M.

261 +/- Acres
\$10,700/Ac - \$2,792,700
1 mi. east of Mansfield, IL
Piatt County, IL

Cell tower income
\$17,000/yr.



Soil Tests				
	Test date	pH	P	K
Averages	2013-2015	5.7	87	402
Lime applied Fall 2015				

Buyer to reimburse seller for Fall 2015 tillage, fertilizer, and lime.

Two cell phone tower leases with total annual payment of approx. \$17,000. Annual billboard rent of \$200.

RE Taxes total = \$9,900 est, (approx. \$38.00/ac)

