

Code	Acres	% of Field	Corn Bu/A	Soybeans Bu/A	CPI	n NCCPI
152A	49.94	52.2%	195	63	144	74
154	45.68	47.8%	194	63	144	70
Weighted Avg. Crop Productivity Index			194.5	63	144	n 72.1

Location:

The Simmering Farm is conveniently located just 2.5 miles west of Findlay and 7 miles north of Shelbyville, Illinois.

Legal Description:

Part of the North Half of Section 6 of Okaw Township, Shelby County, Illinois.

Soil Productivity:

*Soil numbers, types, and productivity 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.

The 94.25 tillable acres (per FSA) have an average weighted Productivity Index rating of 144.

Farmer Operator & Lease:

The Simmering Farm is presently operated by Rinderer Farms. under the terms of a cash rental agreement for the 2025 crop year. The farm lease is open for the 2026 crop year. Brian Rinderer and family have done an excellent job farming and would like to continue a relationship with a new owner if possible.

Tax Information:

2024 taxes (paid in 2025) total \$5,522.52. 98.91 acres per Shelby County Assessor.

Sales Terms:

The buyer will be asked to sign a written contract to purchase the Simmering Farm. A 10% earnest money downpayment will be required upon contract signing. The balance will be due at closing. Possession will be granted at closing, subject to tenant rights.

Listing Price:

The Simmering Farm is being offered for sale for \$16,400 per assessor acre. To learn more or to make an offer, contact the Seller's Designated Representative and Managing Broker, Josh Young at 217.851.0242.

Disclaimer

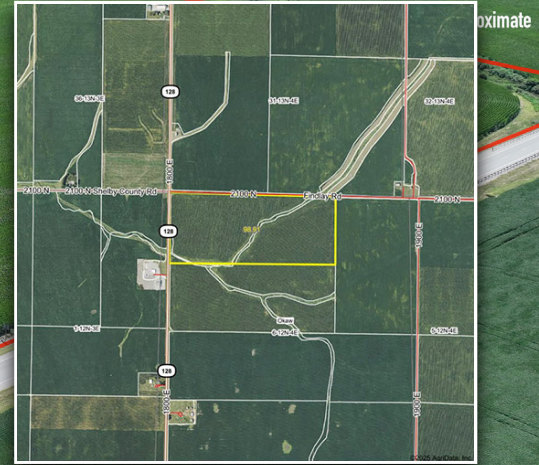
Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are made. This information is subject to verification and no liability for errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. All inquiries, offers, and requests for inspection should be made to Land Resource Group.

Excellent opportunity to acquire a highly-productive Central Illinois farm with frontage on both State Route 128 and the Findlay Blacktop:

Shelby County, Illinois – 98.91± Acres of Prime Farmland, Okaw Township

This Class A farm offers 94.25 FSA cropland acres with an impressive Productivity Index of 144, making it well-suited for top-end yield potential.

This is an investment-grade farm with excellent soils, great location, and highway frontage—ideal for the operator or investor.



Land Resource Group
1025 St Louis St.
Edwardsville, IL 62025
U.S.

Shelby County, IL

Land for Sale

98.91± acres/94.25± tillable, 144 PI