



Farmland for Sale

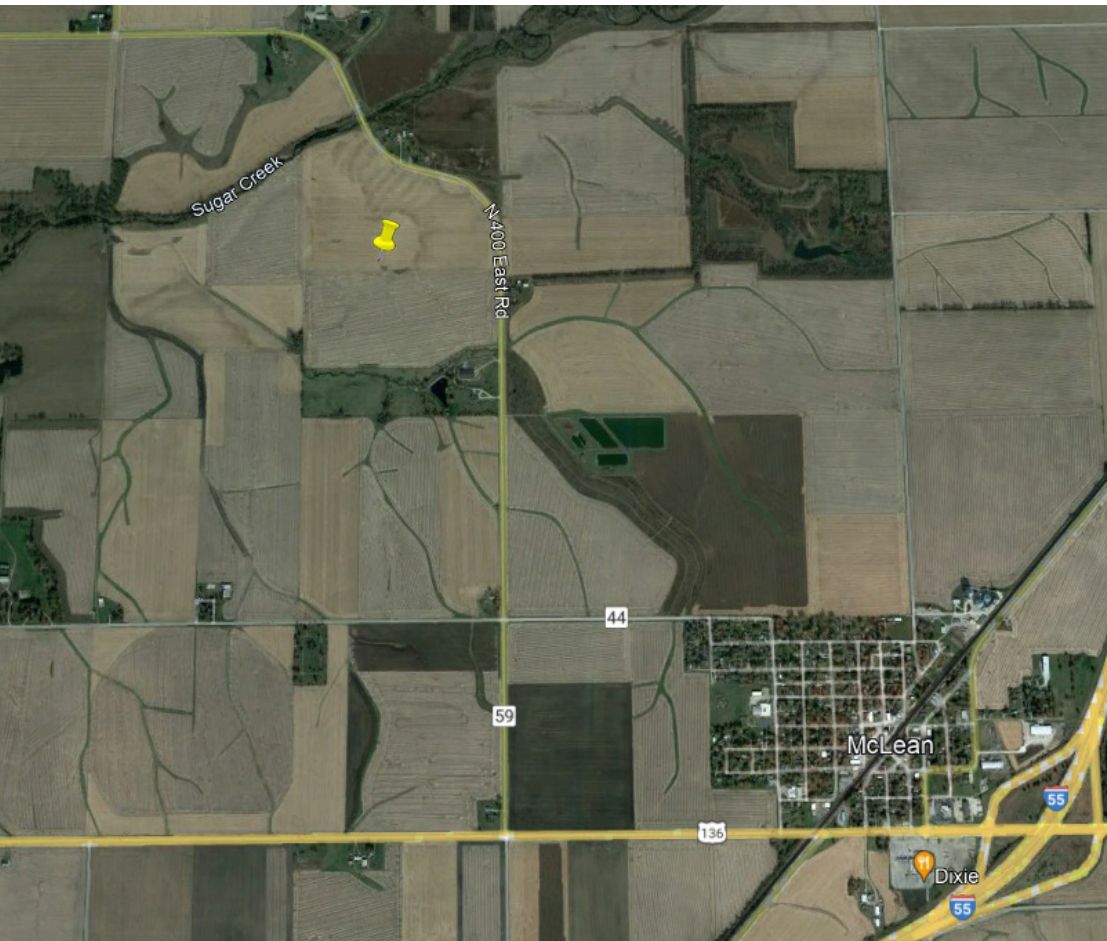
206.9 Acres +/- in McLean County, IL

C. H. Moore Farm

- 206.9 Tillable Acres
- Prime Tillable Farmland - PI 131
- Open Lease for 2024 Crop Year



MCLEAN COUNTY
Mount Hope Township
Listing Price: \$15,000 / acre



Moore & Warner
Farm Real Estate, LLC

(217) 935-9799

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Clinton, IL 61727

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Jonah Kolb

Designated Managing Broker

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Farmland for Sale

206.9 Acres +/- in McLean County, IL



Listing Price
\$15,000 per tax acre

206.9 acres @
\$15,000/acre =
\$3,103,500

Location
Sec 27
Mt. Hope Township
McLean County

Legal

Part of the SE ¼ NW ¼; Part of the SW ¼ NE ¼;
Part of the SE ¼ NE ¼; Part of the NE ¼ SW ¼;
N ½ SE ¼; Part of the SW ¼ SE ¼; Part of the
SE ¼ SE ¼ of Section 27, Township 22 North, 1 West,
McLean County, Illinois.

Containing 206.9 Acres, More or Less.

Soils / Productivity

Crop Productivity Index 131

Yield and Fertility

Corn APH: 216

Beans APH: 63

PI 131, soil PH: 6.5, soil OM: 2.5-3.5

Real Estate Taxes

2022 Taxes Payable 2023 - \$44.51/acre
Part of PIN: 26-27-100-005

Terms

Open lease for 2024 crop year.

Ten percent (10%) earnest money due at contract
execution with balance due at closing scheduled
within 45 days of contract date.

*Landowner plans to fertilize for next crop year,
seller to be credited for fertilizer at closing.*

Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.

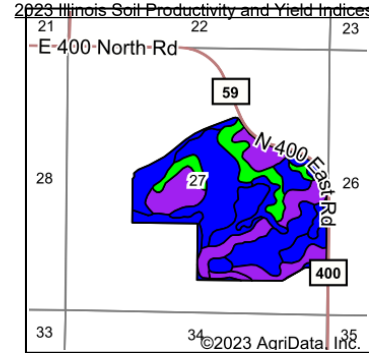
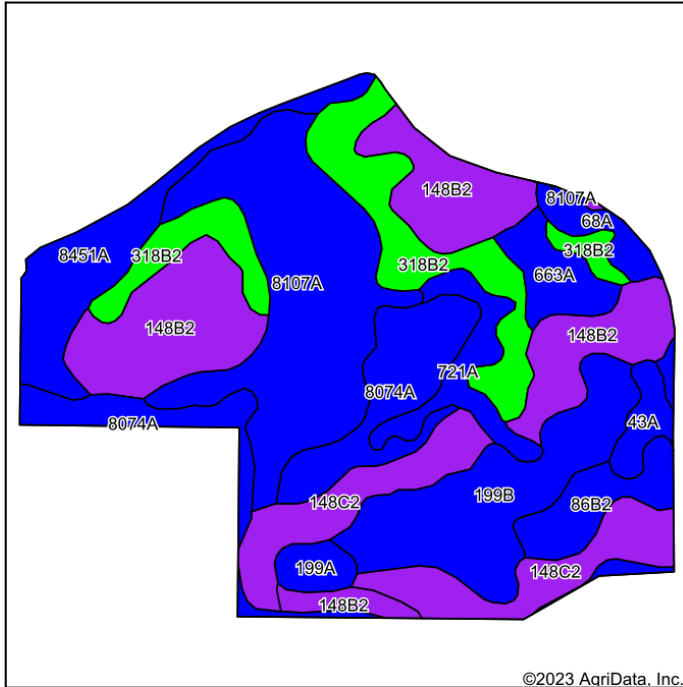
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**Farmland Management
Farmland Investing & Brokerage
Consulting**

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **27-22N-1W**
 Township: **Mount Hope**
 Acres: **206.9**
 Date: **10/25/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL113, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	38.52	18.6%		**174	**55	**66	**127
**8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	36.85	17.8%		**189	**60	**71	**139
**318B2	Lorenzo silt loam, 2 to 5 percent slopes, eroded	22.90	11.1%		**136	**45	**55	**100
**199B	Plano silt loam, 2 to 5 percent slopes	22.09	10.7%		**192	**59	**73	**141
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	21.44	10.4%		**172	**54	**65	**126
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	21.01	10.2%		186	58	73	136
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	14.08	6.8%		190	61	73	140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	7.52	3.6%		**180	**56	**71	**133
**721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	6.98	3.4%		**195	**63	**70	**144
663A	Clare silt loam, 0 to 2 percent slopes	5.83	2.8%		182	57	70	134
**68A	Sable silty clay loam, 0 to 2 percent slopes	3.47	1.7%		**192	**63	**74	**143
43A	Ipava silt loam, 0 to 2 percent slopes	3.31	1.6%		191	62	77	142
199A	Plano silt loam, 0 to 2 percent slopes	2.90	1.4%		194	60	74	142
Weighted Average					178.5	56.5	68.4	131

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

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

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