Moore & Warner
FARM REAL ESTATE, LLC

# Farmland for Sale

## 314.6 Acres +/- in McLean County, IL

## Aavik Trust Farm

**314.60 Tax Acres**

**307.74 FSA Cropland Acres**

**137.8 PI**

**Listing Price**
**$17,250/acre**




McLean County
Randolph Township




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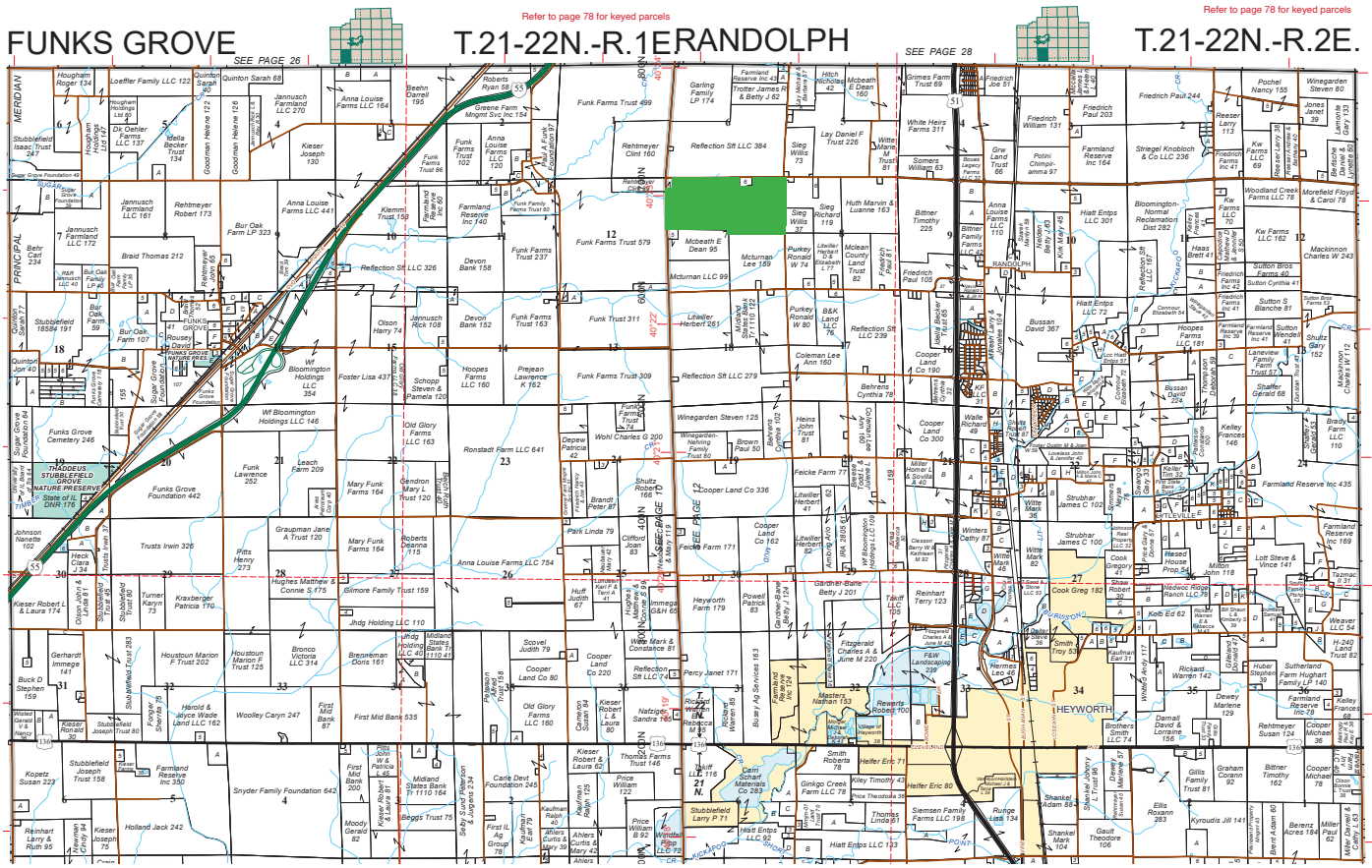
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## Location

Sec 7 - Randolph Township - McLean County

## Soils / Productivity

Crop Productivity Index: 137.8

## Real Estate Taxes

**PIN** - 28-07-100-006:
2025 Taxes Paid in 2026 - $8,674.40

**PIN** - 28-07-200-006:
2025 Taxes Paid in 2026 - $8,788.26

## Lease

Open Lease for 2027

## Listing Price

$17,250 per tax acre
314.60 acres @ $17,250 = $5,426,850

## Terms

Ten percent (%) earnest money due at contract signing. Balance due at the scheduled closing within 45 days of contract date.

*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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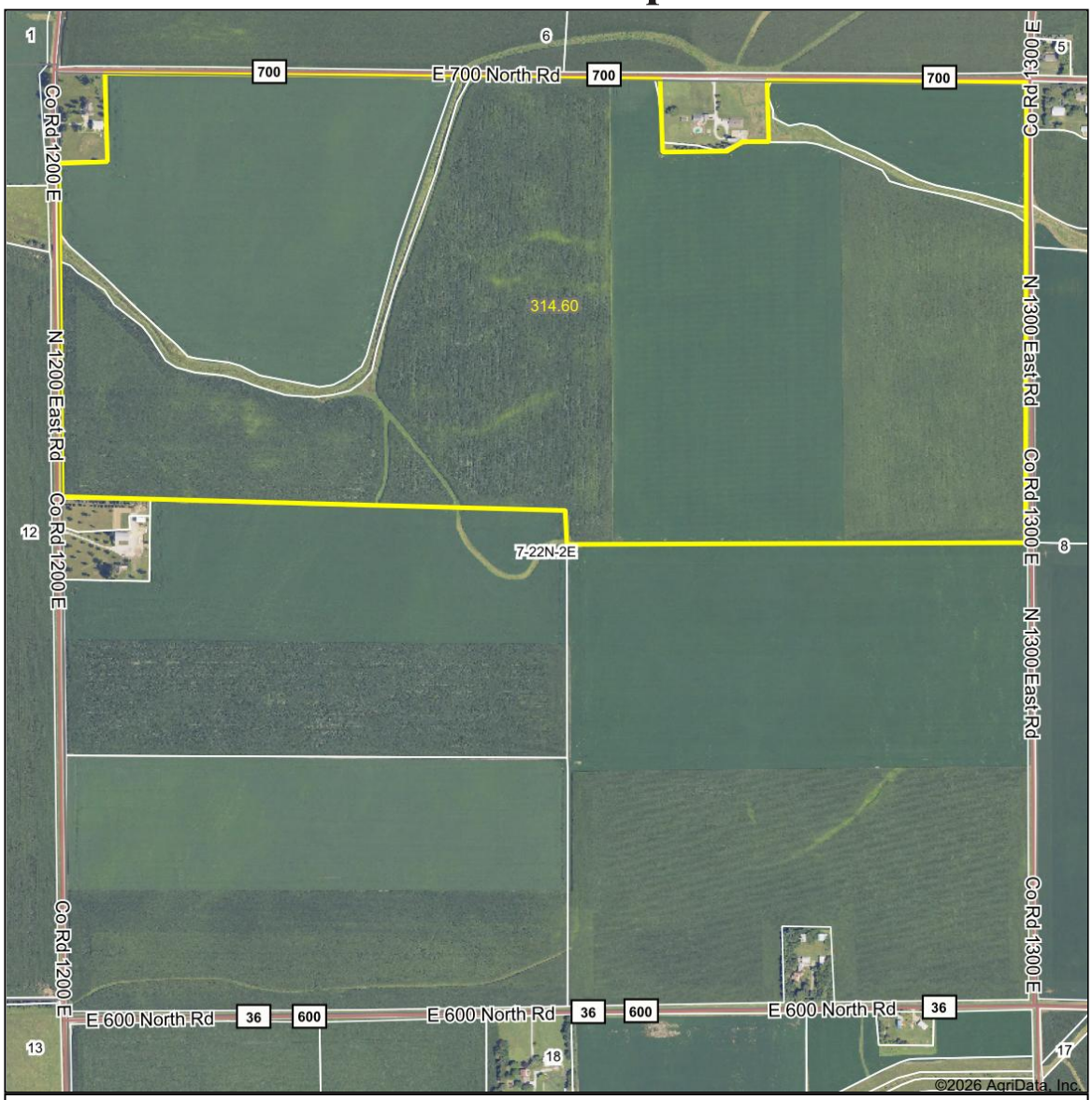
**Farmland Management**
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**Consulting**

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## Aerial Map




Moore & Warner
FARM REAL ESTATE, LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Boundary Center: 40° 22' 55.79, -89° 1' 44.23

**7-22N-2E**
**McLean County**
**Illinois**

0ft 885ft 1771ft

N W E S

10/26/2026

Field borders provided by Farm Service Agency as of 5/21/2008.


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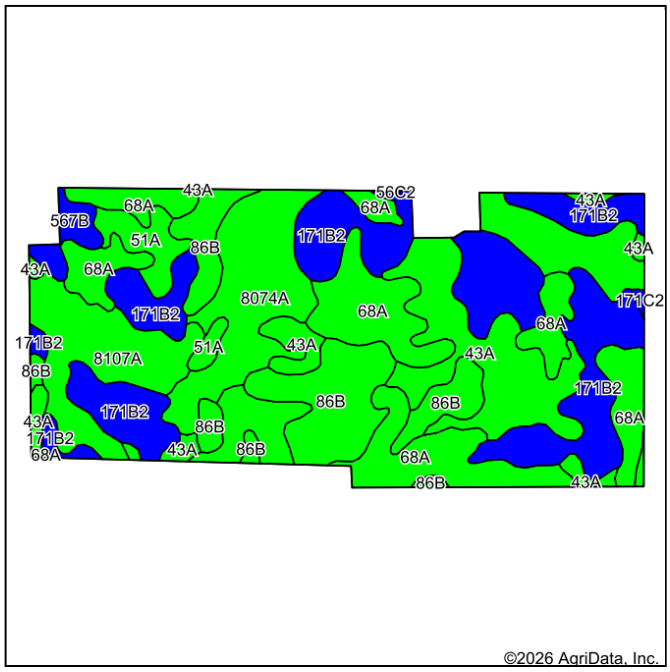

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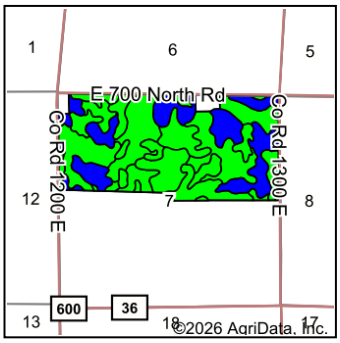
# Farmland for Sale

# 314.6 Acres +/- in McLean County, IL

## Soils Map




Soils data provided by USDA and NRCS.




State: **Illinois**
County: **McLean**
Location: **7-22N-2E**
Township: **Randolph**
Acres: **314.6**
Date: **10/26/2026**

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Maps Provided By:
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N W E S

| Area Symbol: IL113, Soil Area Version: 22 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 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 | *n NCCPI Overall |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 76.10 | 24.2% | | **178 | **56 | **69 | **131 | 75 |
| **68A | Sable silty clay loam, 0 to 2 percent slopes | 70.53 | 22.4% | | **192 | **63 | **74 | **143 | 84 |
| 8074A | Radford silt loam, 0 to 2 percent slopes, occasionally flooded | 45.96 | 14.6% | | 186 | 58 | 73 | 136 | 77 |
| 43A | Ipava silt loam, 0 to 2 percent slopes | 42.74 | 13.6% | | 191 | 62 | 77 | 142 | 89 |
| **86B | Osco silt loam, 2 to 5 percent slopes | 38.50 | 12.2% | | **187 | **59 | **74 | **138 | 92 |
| **8107A | Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded | 26.11 | 8.3% | | **189 | **60 | **71 | **139 | 85 |
| 51A | Muscatune silt loam, 0 to 2 percent slopes | 9.18 | 2.9% | | 200 | 64 | 75 | 147 | 95 |
| **567B | Elkhart silt loam, 2 to 5 percent slopes | 4.92 | 1.6% | | **169 | **53 | **64 | **124 | 83 |
| **171C2 | Catlin silt loam, 5 to 10 percent slopes, eroded | 0.39 | 0.1% | | **174 | **55 | **68 | **128 | 74 |
| **56C2 | Dana silty clay loam, 5 to 10 percent slopes, eroded | 0.17 | 0.1% | | **166 | **52 | **64 | **121 | 70 |
| | | | | **Weighted Average** | **186.6** | **59.6** | **72.7** | **137.8** | ***n 82.8** |

**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: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG
*n: The aggregation method is "Weighted Average using all components"

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


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