



Farmland for Sale

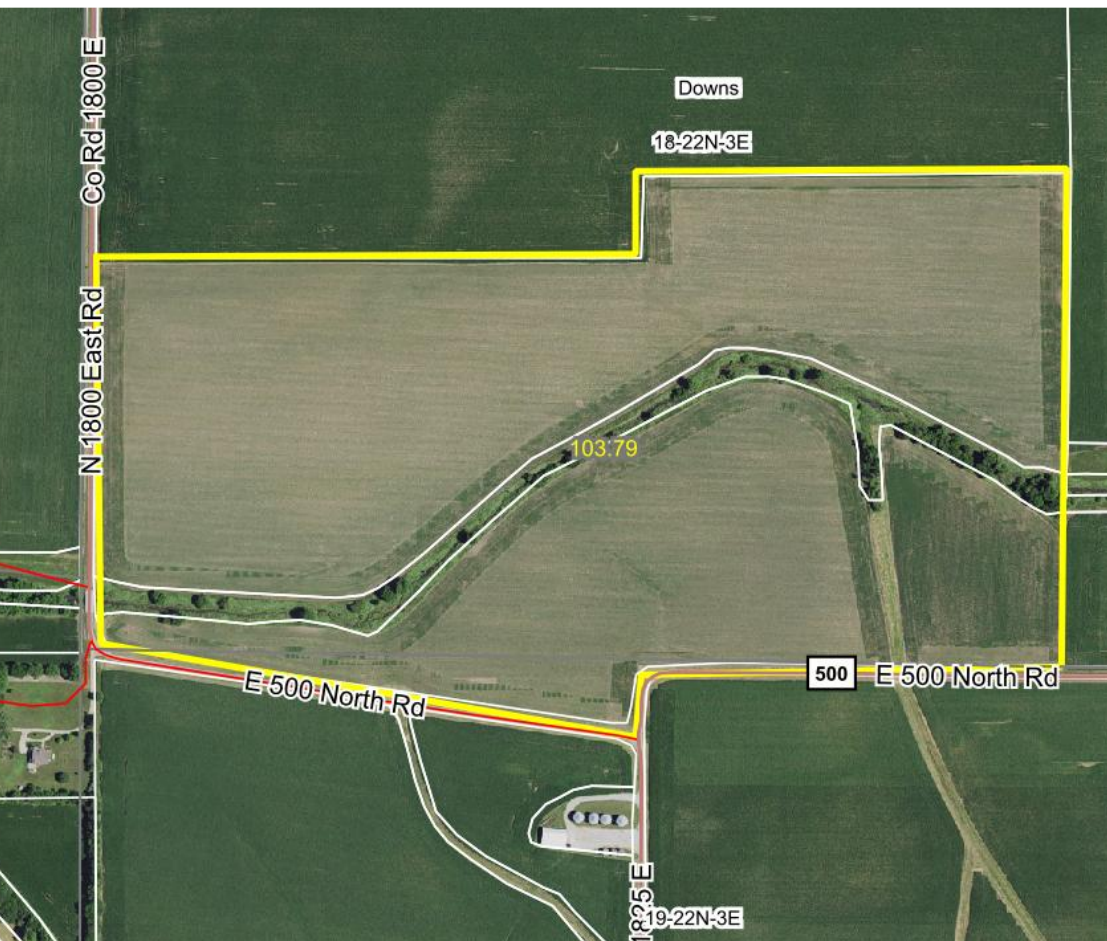
103.79 Acres +/- in McLean County, IL

Mueller Farm

McLean County
Downs Township

Listing Price:
\$14,000/acre

- 103.79 Surveyed Acres
- Prime Tillable Farmland - PI 137.6
- 95.07 FSA Tillable Acres

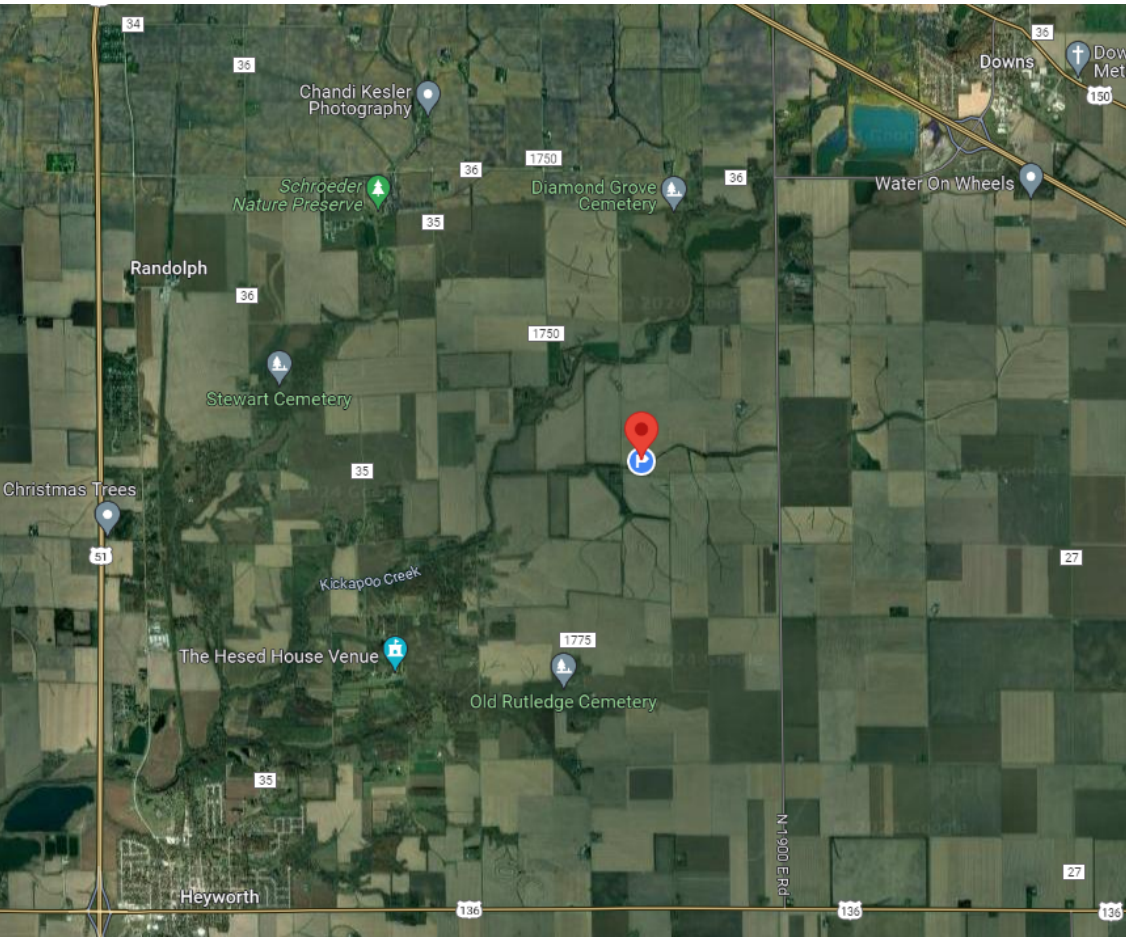


Moore & Warner Farm Real Estate, LLC

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Designated Managing Broker
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Listing Price
\$14,000 per
surveyed acre

103.79 acres @
\$14,000/acre =
\$1,453,060

Location
Sec 18 T22 R 2E
Downs County
McLean County, IL

Legal

See Survey

Soils / Productivity

Crop Productivity Index 136.7 on
95.07 FSA Crop Land Acres

FSA Data

Current Farm Bill Program Enrollments:

Corn – PLC –Individual

Soybeans – ARC –Individual

Real Estate Taxes

2022 Taxes Payable 2023 - \$50.68/acre

Part of PIN: 29-19-200-003

New PIN: 29-19-200-007

Terms

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

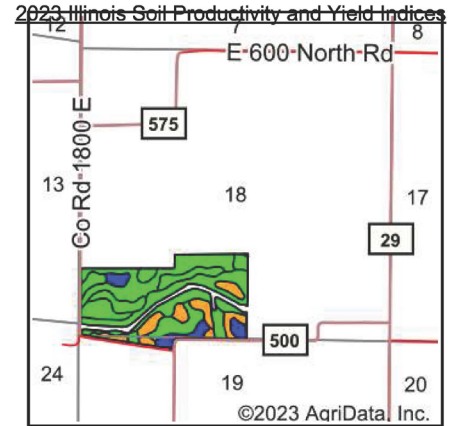
Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.

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Farmland Management
Farmland Investing & Brokerage
Consulting

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **19-22N-3E**
 Township: **Downs**
 Acres: **95.07**
 Date: **11/15/2023**

****Primary Soils Listed**
Whole Farm Average of 137.6 PI



Soils data provided by USDA and NRCS.

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	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
199A	Plano silt loam, 0 to 2 percent slopes	26.08	27.4%		194	60	74	103	0	7.00	0.00	142
**8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.55	23.7%		**189	**60	**71	**98	**1	0.00	**5.80	**139
**199B	Plano silt loam, 2 to 5 percent slopes	10.87	11.4%		**192	**59	**73	**102	0	**6.93	0.00	**141
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	8.01	8.4%		**172	**54	**65	**92	0	**5.95	0.00	**126
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	5.71	6.0%		**178	**56	**69	**94	0	**6.46	0.00	**131

Table: 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 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

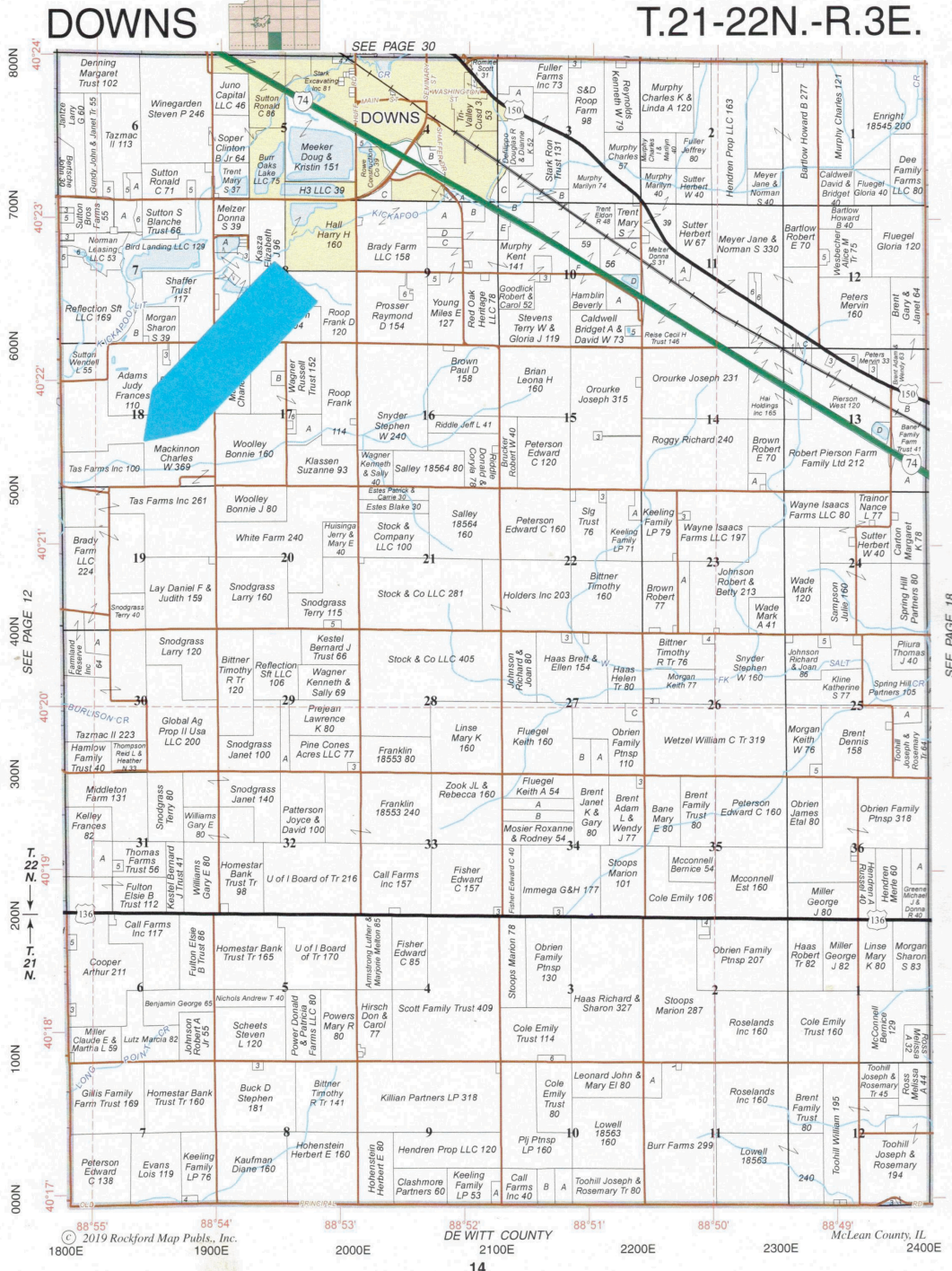
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Plat Map

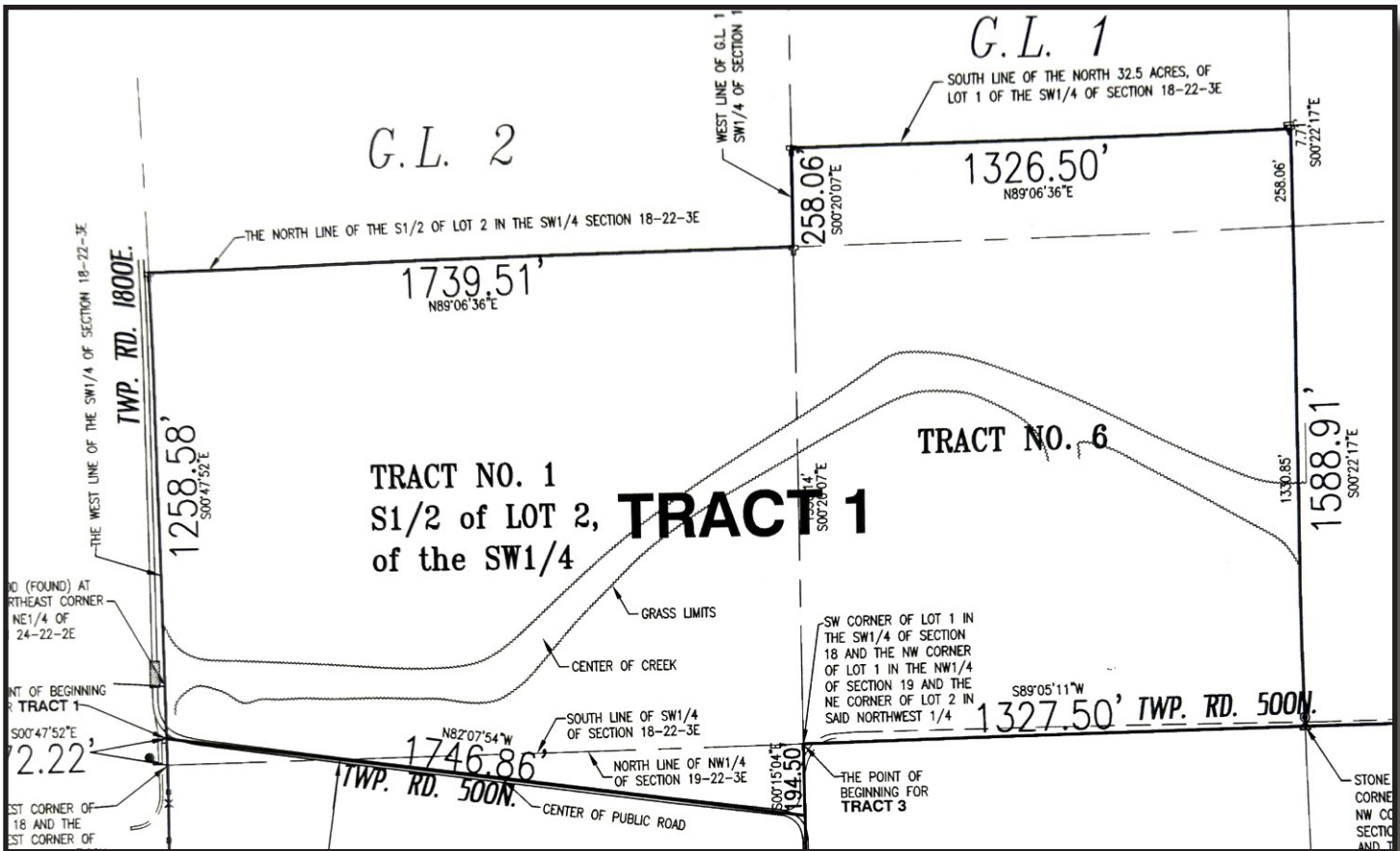
Refer to page 79 for keyed parcels



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A PART OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 18 TOGETHER WITH GOVERNMENT LOT 1, EXCEPT THE NORTH 32.5 ACRES THEREOF, IN THE SOUTHWEST 1/4 OF SECTION 18 AND TOGETHER WITH A PART OF GOVERNMENT LOT 2 IN THE NORTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4, WHICH POINT IS 72.22 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 AND WHICH POINT IS IN LINE WITH THE CENTER OF A PUBLIC RUNNING TO THE SOUTHEAST, AND RUNNING; THENCE NORTH 00°47'52" WEST, ALONG SAID WEST LINE, 1258.58 FEET TO THE NORTHWEST CORNER OF SAID 1/2 OF LOT 2; THENCE NORTH 89°06'06" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2, 1739.51 FEET TO THE NORTHEAST OF SAID SOUTH 1/2 THENCE NORTH 00°20'07" WEST, ALONG THE WEST LINE OF LOT 1 IN SAID SOUTHWEST 1/4, 258.06 FEET TO THE SOUTHWEST CORNER OF THE NORTH 32.5 ACRES OF SAID LOT 1; THENCE NORTH 89°06'36" EAST, ALONG THE SOUTH LINE OF SAID NORTH 32.5 ACRES, 1326.50 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 32.5 ACRES; THENCE SOUTH 0°27'17" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1588.91 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°05'11" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1327.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BEING ALSO THE NORTHEAST CORNER OF LOT 2 IN THE NORTHWEST 1/4 OF SECTION 19; THENCE SOUTH 00°15'04" EAST, ALONG THE EASE LINE OF SAID LOT 2, 194.50 FEET TO A POINT IN LINE WITH THE CENTER OF SAID PUBLIC ROAD RUNNING TO THE WEST; AND THENCE NORTH 82°07'54" WEST, FOLLOWING SAID CENTER OF ROAD, 1746.86 FEET TO THE POINT OF BEGINNING. CONTAINING 103.79 ACRES, MORE OR LESS

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