

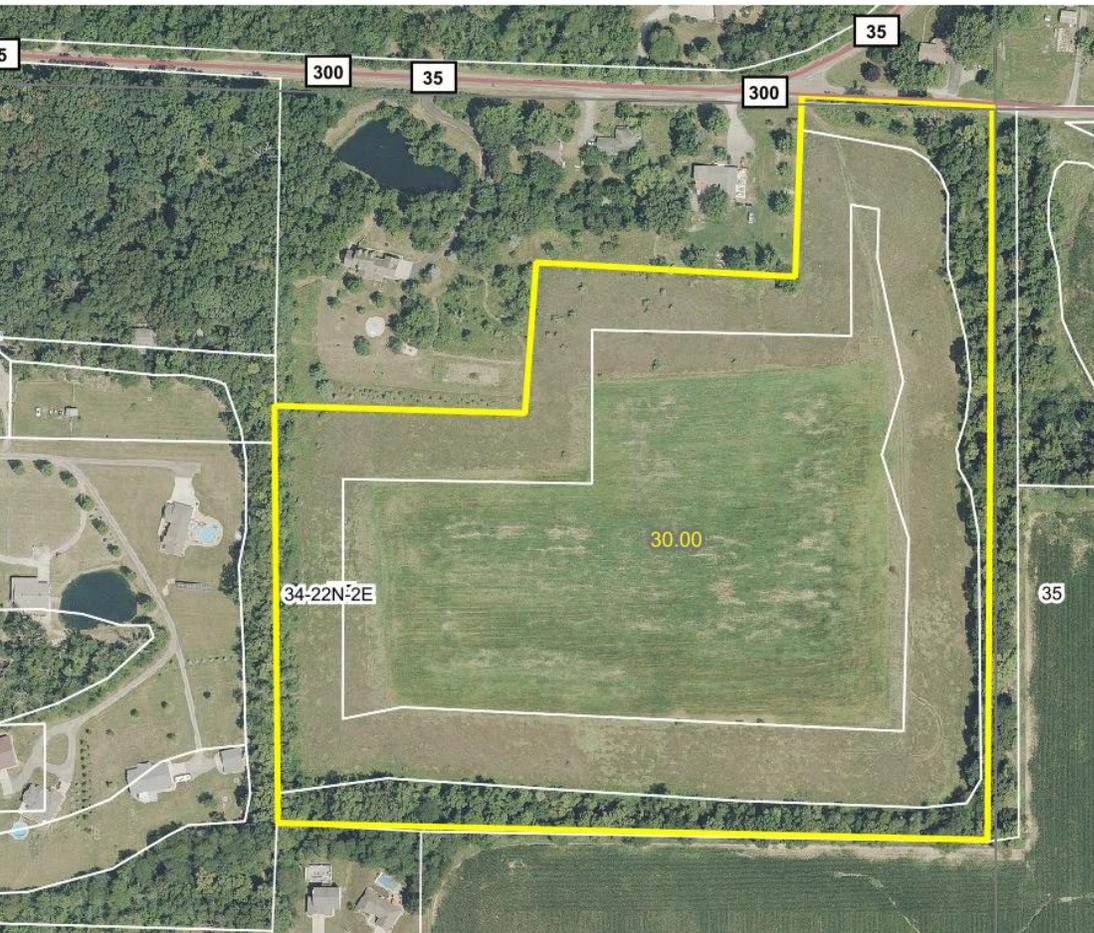
Farmland for Sale

30.00 Acres +/- in McLean County, IL

Kaufman Farm

McLean County
Randolph Township

- Listing Price:
\$12,000/acre
- FSA Cropland Acres:
26.21
- 12.5 Acres CRP
- 13.71 Acres Row Crop



Moore & Warner Farm Real Estate, LLC

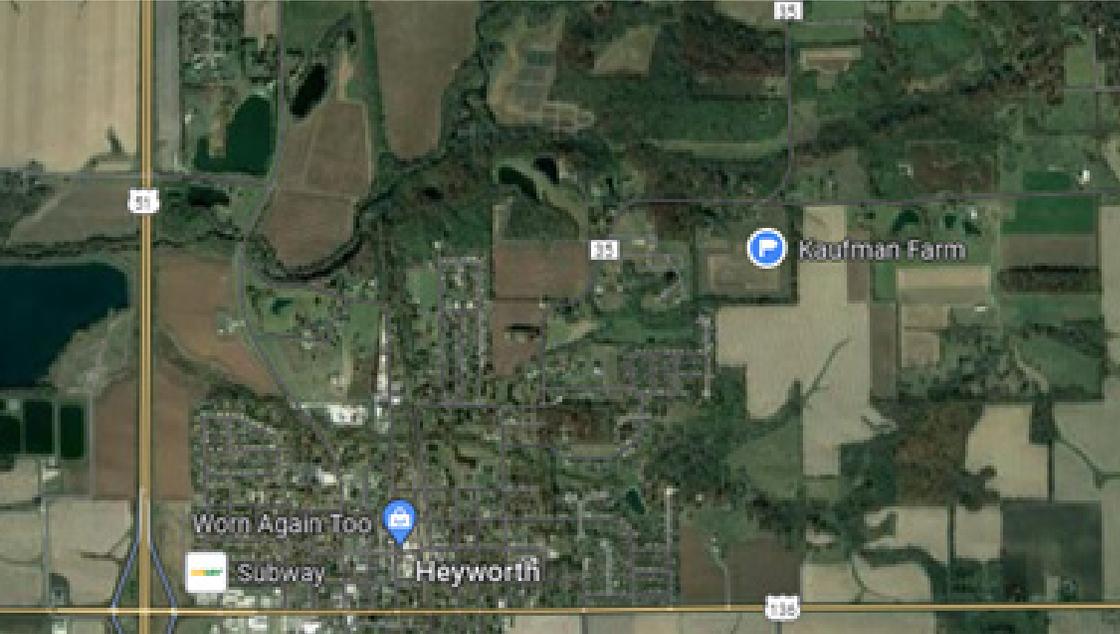
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Farmland for Sale

30.00 Acres +/- in McLean County, IL



Listing Price
\$12,000 per tax acre

30.00 acres @
\$12,000/acre =
\$360,000

Location
Sec 34
Randolph Township
McLean County, IL

The Kaufman farm offers a multitude of opportunities. This farm offers CRP and row crop income along with recreational value. This combined with it being in the path of progress of the Village of Heyworth, make the possibilities for this farm very exciting.

Soils / Productivity

Crop Productivity Index 117.9
Primarily Sabrina and Birkbeck Silt Loam

FSA Data

FSA Cropland Acres: 26.21

Real Estate Taxes

2023 Taxes Payable 2024 - \$30.05/acre
PIN: 28-34-200-011

Terms

Ten percent (10%) earnest money due at contract execution with balance due at closing scheduled within 30 days of contract date.

CRP

12.50 acres - \$274/ac - \$3,425/yr
Expires: 9/30/2027

Legal

The Northeast Quarter of the Northeast Quarter of Section 34, Township 22 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois except the following two tracts:

Exception #1 Beginning at a point on the north line of the Northeast Quarter of said Section 34, said point being 2114.56 feet east of the stone which marks the Northwest Corner of the Northeast Quarter of said Section 34. From said Point of Beginning thence east 200.08 feet along said north line, thence south 335.44 feet along a line which forms an angle to the left of 88° -21' from the last described course, thence west 200 feet along a line which forms an angle to the left of 90°-00' from described course, thence north 329.77 feet along a line which forms an angle to the left of 90°-00' from the last described course to the Point of Beginning.

Exception #2 Beginning at the Northwest Corner of the Northeast Quarter of said Northeast Quarter; thence east 760.18 feet along the North Line of said Northeast Quarter to a point lying 2114.56 (continued on the reverse side and made apart hereof)

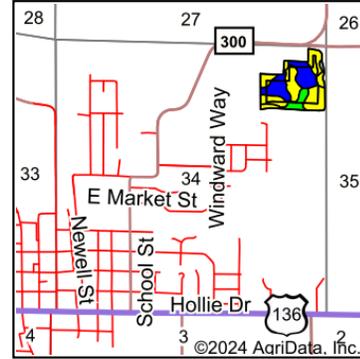
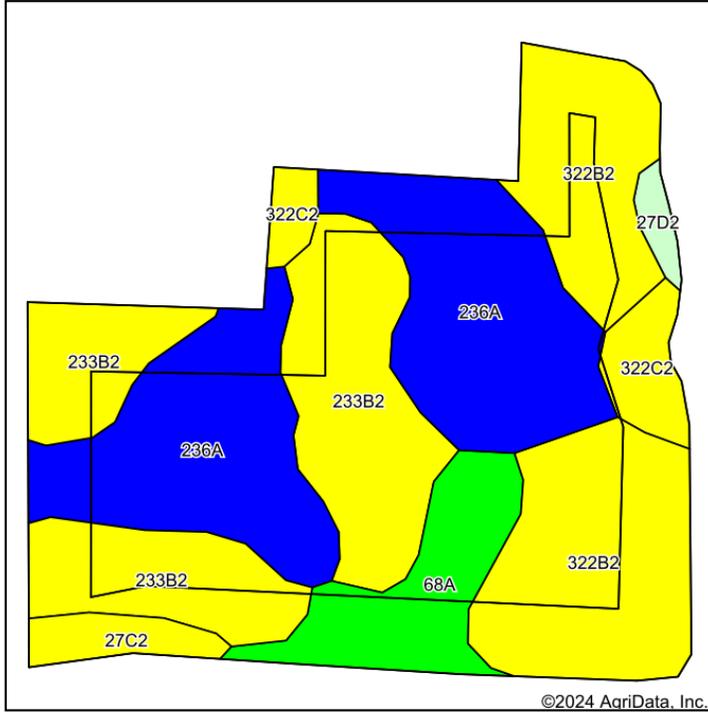
Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.

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Farmland Management
Farmland Investing & Brokerage
Consulting

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **34-22N-2E**
 Township: **Randolph**
 Acres: **26.21**
 Date: **4/11/2024**



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	Crop productivity index for optimum management	*n NCCPI Overall
236A	Sabina silt loam, 0 to 2 percent slopes	8.25	31.5%		168	52	65	122	84
**233B2	Birkbeck silt loam, 2 to 5 percent slopes, eroded	6.97	26.6%		**159	**49	**63	**116	81
**322B2	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes, eroded	6.58	25.1%		**152	**48	**60	**110	75
**68A	Sable silty clay loam, 0 to 2 percent slopes	2.30	8.8%		**192	**63	**74	**143	84
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	1.17	4.5%		**149	**47	**59	**108	77
**27C2	Miami silt loam, 5 to 10 percent slopes, eroded	0.66	2.5%		**142	**46	**56	**104	60
**27D2	Miami silt loam, 10 to 18 percent slopes, eroded	0.28	1.1%		**133	**43	**52	**97	56
Weighted Average					161.8	50.7	63.4	117.9	*n 79.7

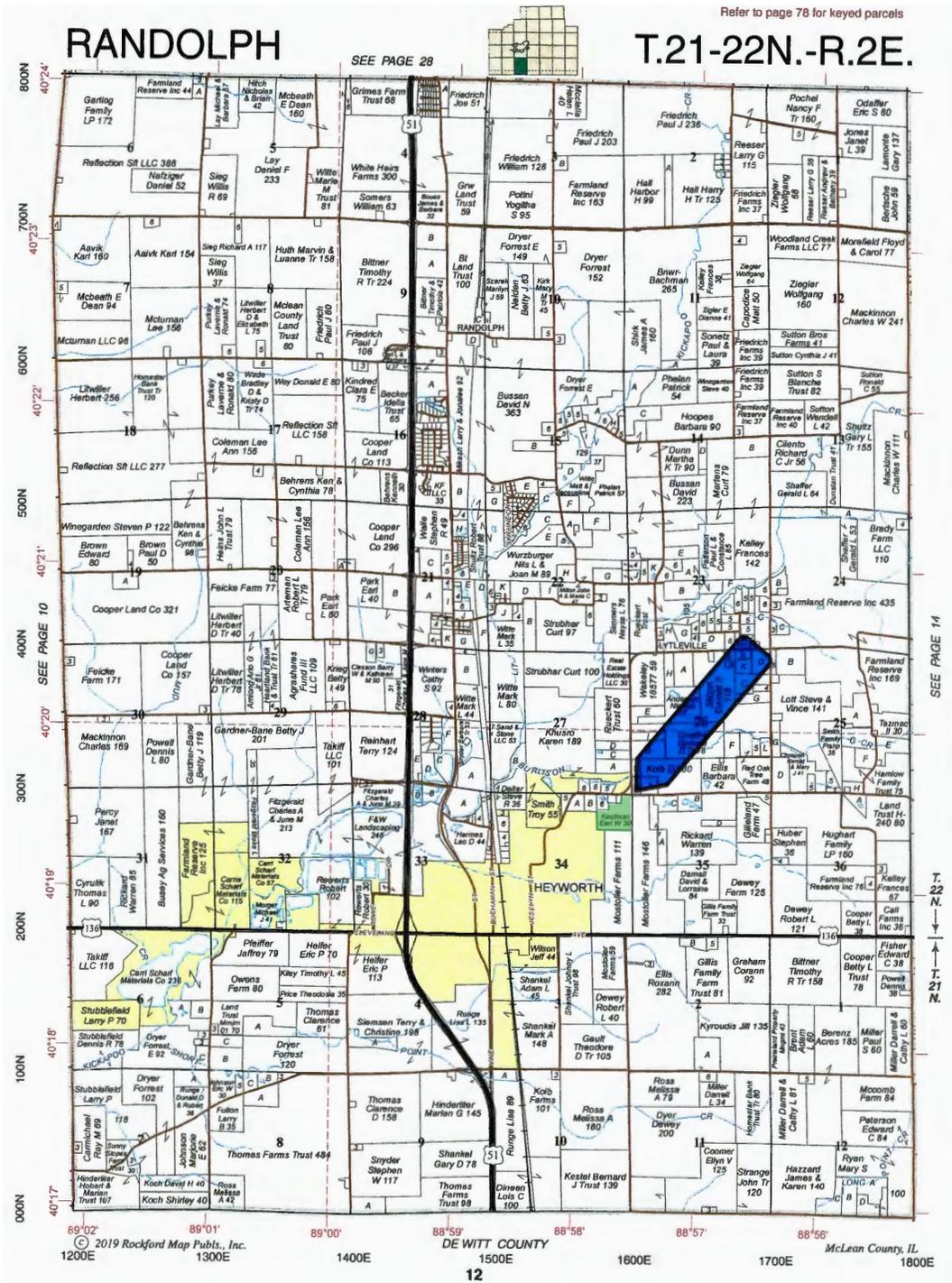
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following 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"

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Plat Map



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