

Farmland for Sale

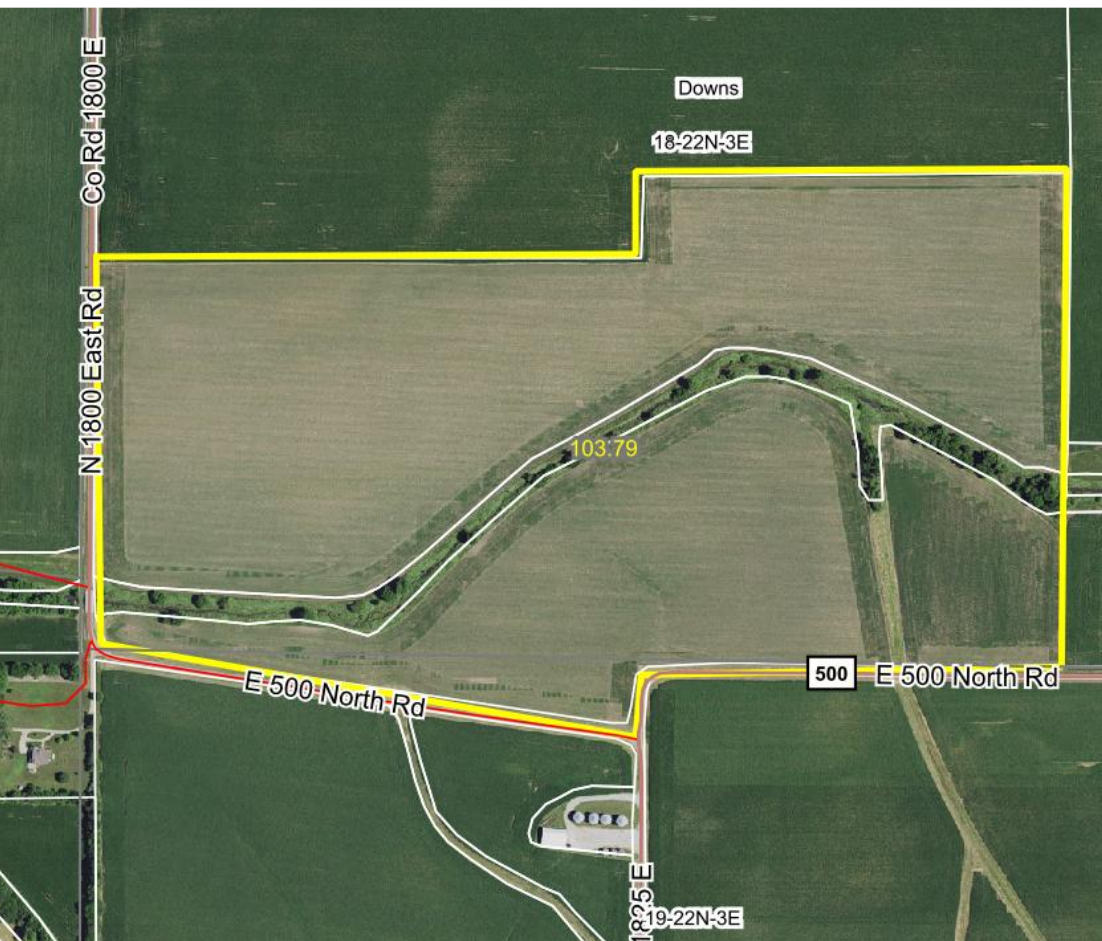
103.79 Acres +/- in McLean County, IL

Mueller Farm

McLean County
Downs Township

Listing Price:
\$14,750/acre

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



Moore & Warner
Farm Real Estate, LLC

(217) 935-9799

100 S. Center St., Suite 301

Clinton, IL 61727

www.moore-warner.com

V. Ross Albert, AFM

Farm Manager, Broker

(309) 261-2230

ralbert@moore-warner.com

Jonah Kolb, AFM

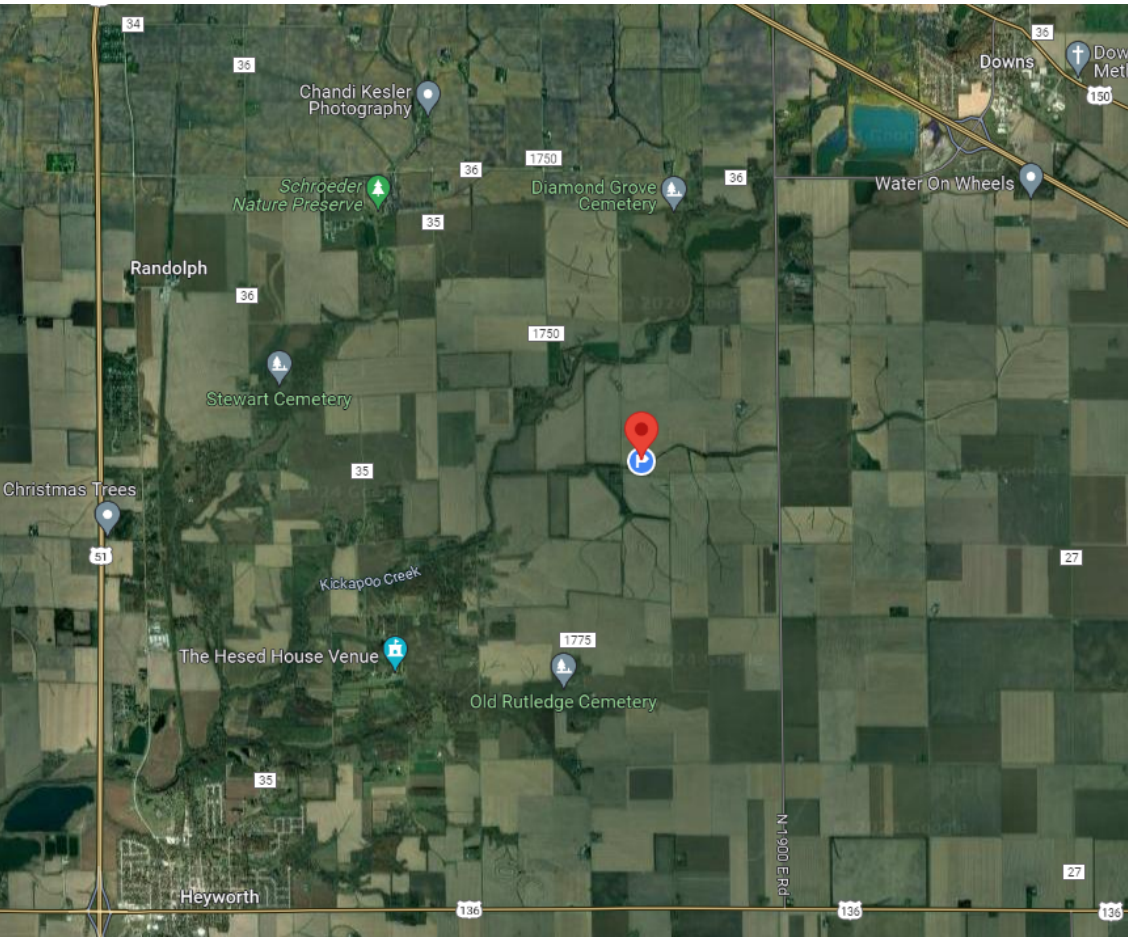
Designated Managing Broker

(217) 935-9799

jkolb@moore-warner.com

Farmland for Sale

103.79 Acres +/- in McLean County, IL



Listing Price
\$14,750 per surveyed acre

**103.79 acres @
\$14,750/acre =
\$1,530,902**

Location
**Sec 18 T22 R 2E
Downs County**

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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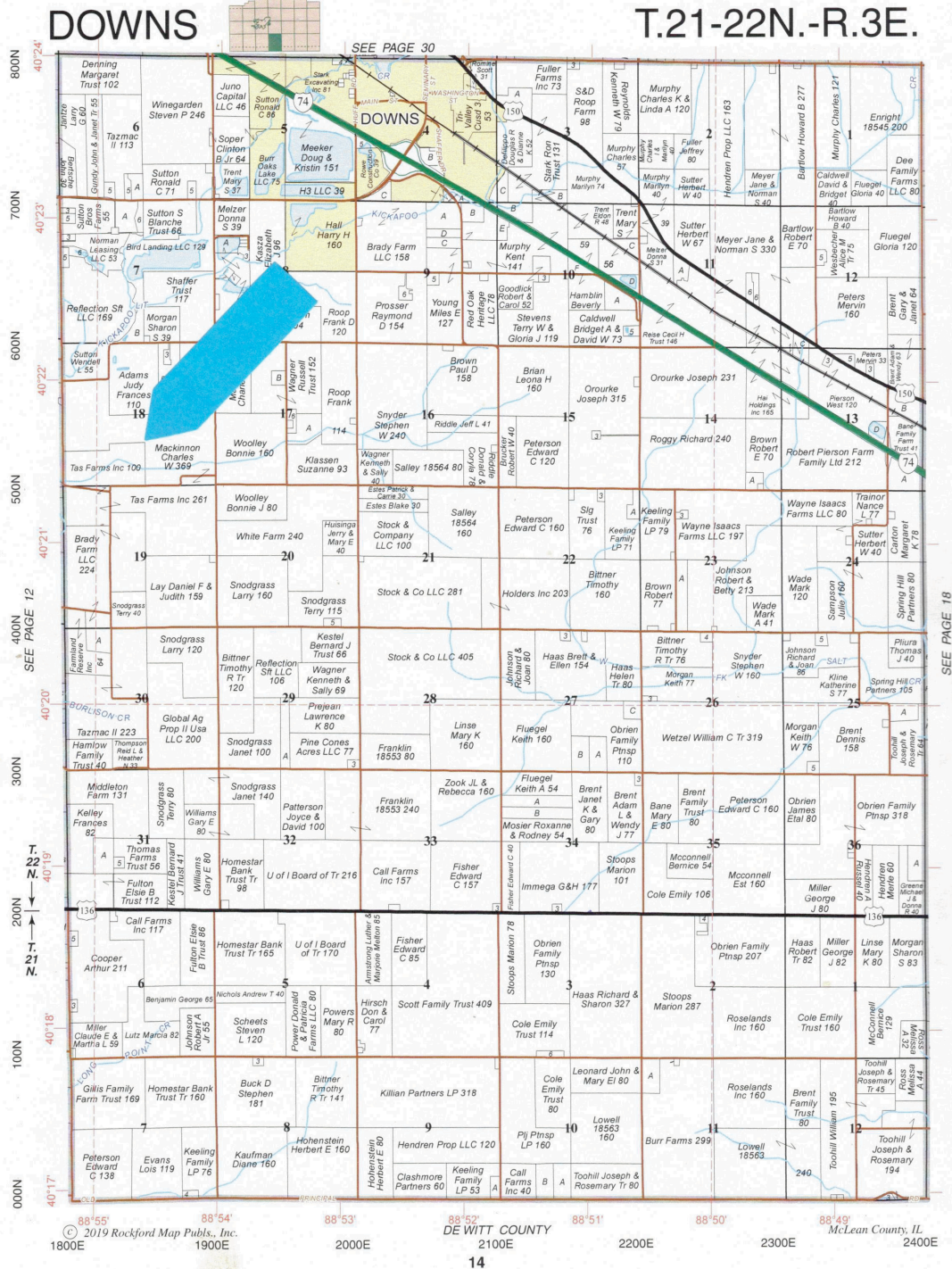
Farmland Management
Farmland Investing & Brokerage
Consulting

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Plat Map

Refer to page 79 for keyed parcels



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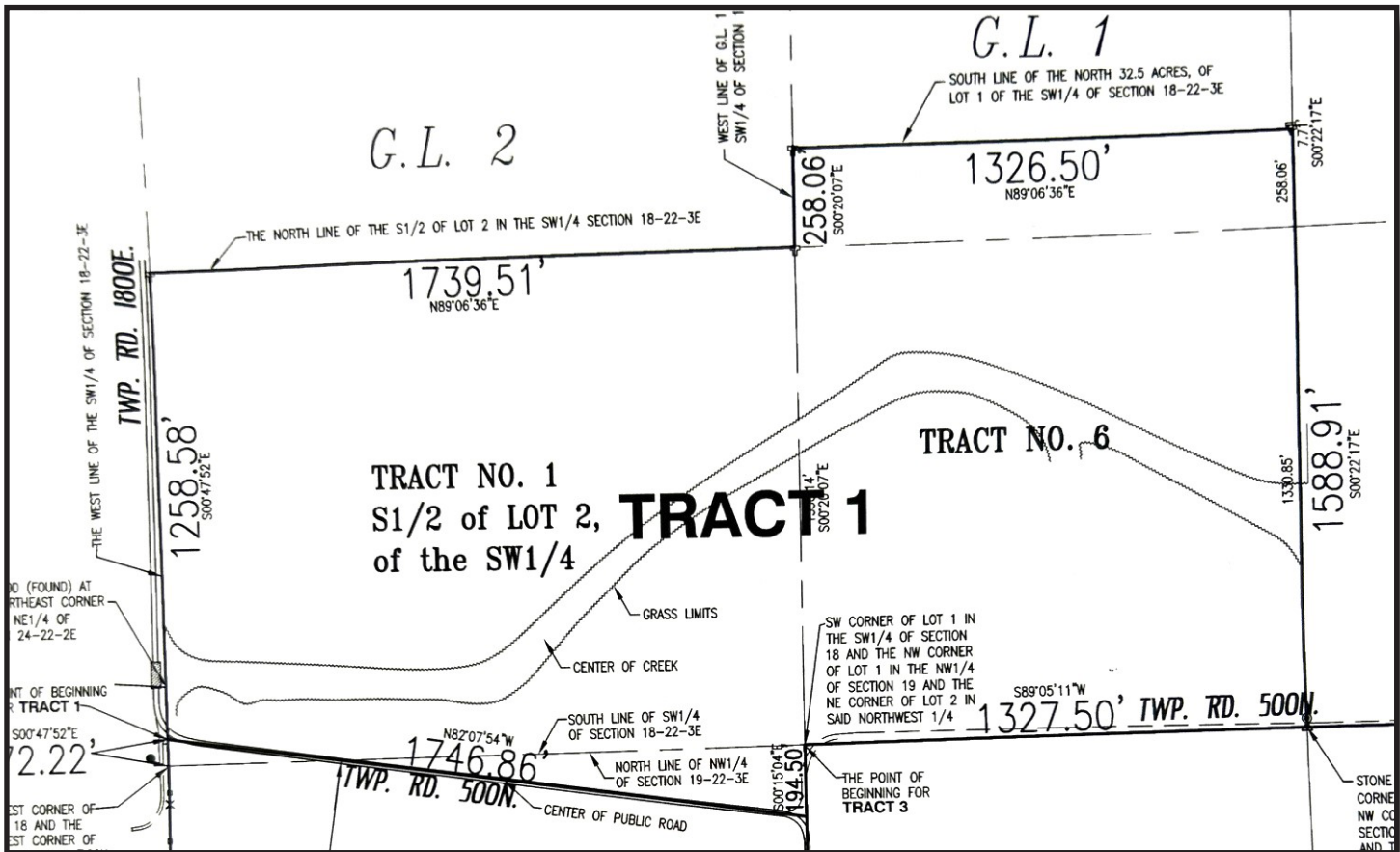
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A PART OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 18 TOGETHER WITH GOVERNMENT LOT 1, EXCEPT THE NORTH 32.5 ACRES THEREOF, IN THE SOUTHWEST 1/4 OF SECTION 18 AND TOGETHER WITH A PART OF GOVERNMENT LOT 2 IN THE NORTHWEST 1/4 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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