

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

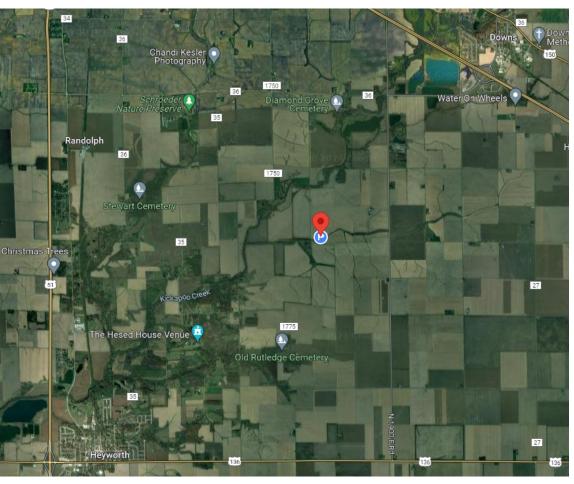
Farm Manager, Broker (309) 261-2230

ralbert@moore-warner.com

Jonah Kolb, AFM

Designated Managing Broker (217) 935-9799 jkolb@moore-warner.com





Listing Price \$14,750 per surveyed acre

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

Location
Sec 18 T22 R 2E
Downs County

<u>Legal</u>

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.

<u>Disclaimer and Agency Disclosure</u>: 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.

V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Moore & Warner
Farm Real Estate , LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

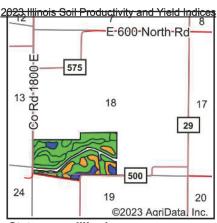


Farmland for Sale

103.79 Acres +/- in McLean County, IL

Soils Map





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

**Primary Soils Listed Whole Farm Average of 137.6 PI



	©2023 AgriData, Inc.	Maps Provide	SUPE	PING W	W	
oils data provided by USDA and NRCS.	_	© AgriData, In	ıc. 2023 www.Agri	riDataInc.com	Š	
rea Symbol: IL113, Soil Area Version: 19						

Area Symbol: IL113, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum <i>c</i> Bu/A		Grass-legu me 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

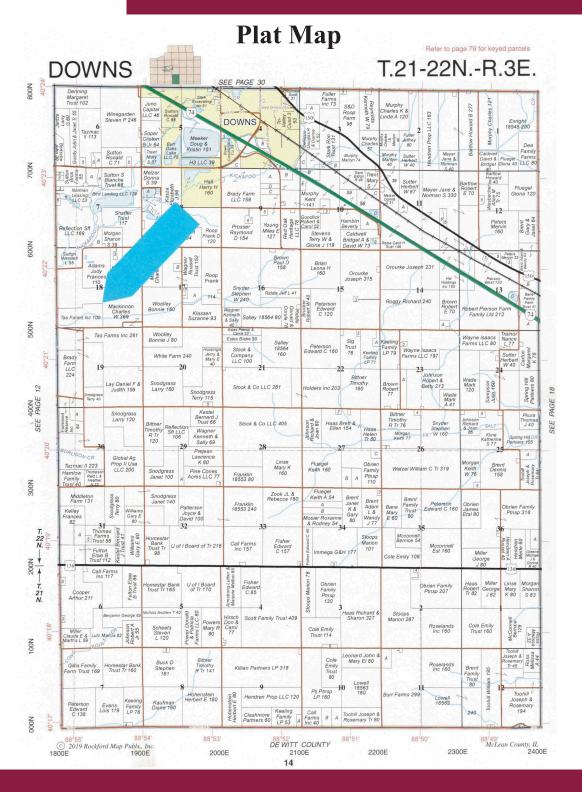
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

V. Ross Albert, AFM Farm Manager, Broker (309) 261-2230 ralbert@moore-warner.com

Moore & Warner Farm Real Estate, LLC 100 S. Center St., Suite 301 Clinton, IL 61727 www.moore-warner.com

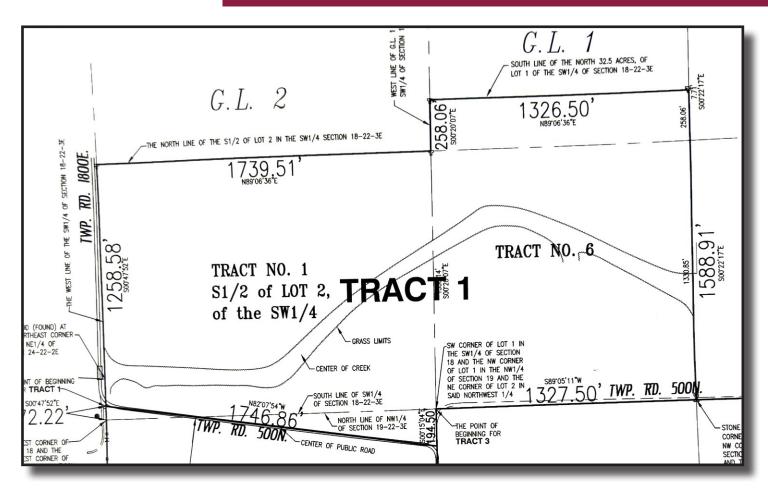




V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Moore & Warner
Farm Real Estate , LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com





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

V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Moore & Warner
Farm Real Estate , LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com