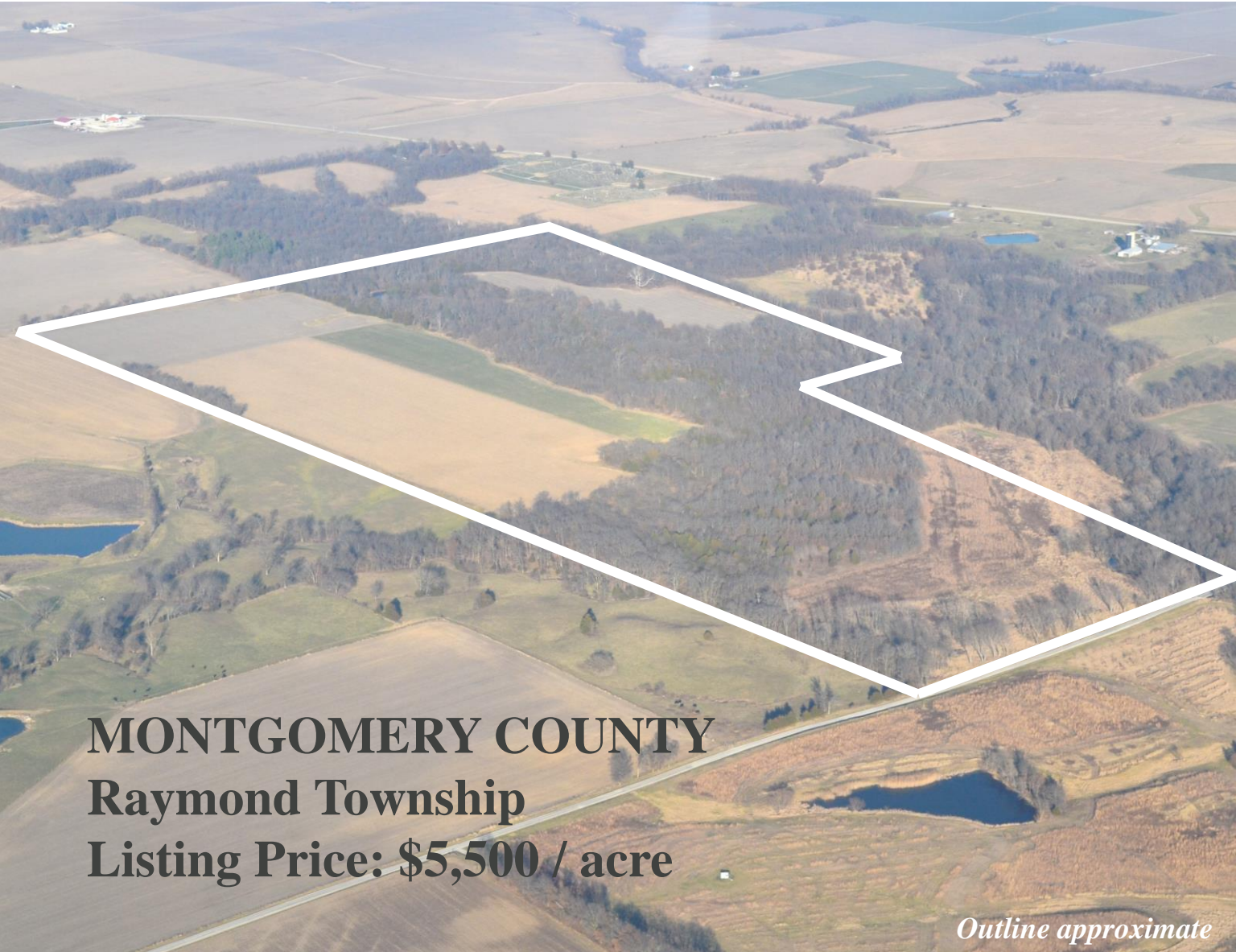




FARMLAND FOR SALE
150 Acres +/-
MONTGOMERY COUNTY, IL



MONTGOMERY COUNTY
Raymond Township
Listing Price: \$5,500 / acre

Outline approximate

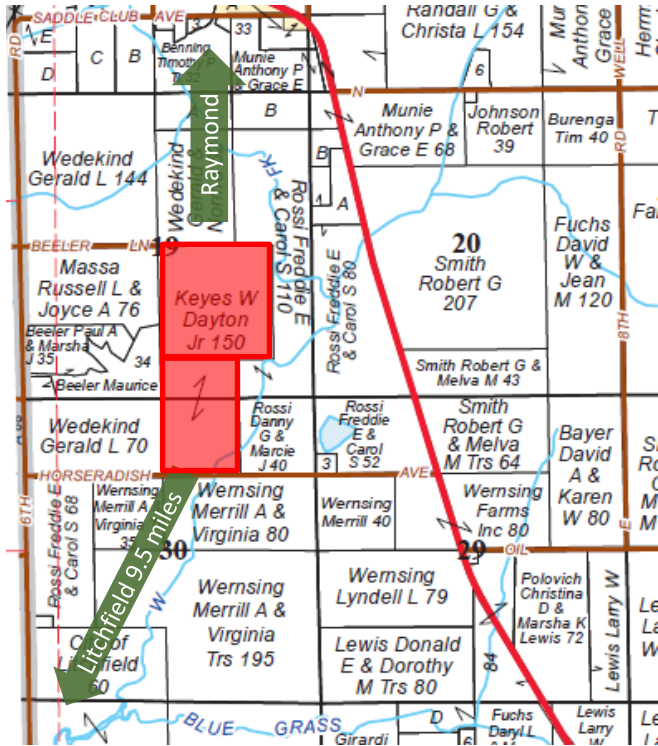
- Excellent tillable soils
- Outstanding recreational opportunities
- Attractive CRP income
- Open lease for 2021 crop year
- Homesite/cabin potential
- Ideally located with multi-sided access

Frazier Curless
Broker
217-491-6704
fcurless@moore-warner.com

Licensed Broker in IL

MOORE & WARNER
FARM REAL ESTATE, LLC
217-935-9799
100 S Center St. Clinton, IL 61727
www.moore-warner.com

Farm Management
Farmland Investing and Brokerage
Consulting



Reproduced with permission from Rockford Maps



Listing Price

\$5,500 per tax acre x 150 acres =
\$825,000

Location

1.5 miles south of Raymond.
The south border lies on
Horseradish Ave.

Conservation Reserve Program

Approximately 15 acres @ \$432.15
per acre through September 2029.
CRP acres located in southern
portion of property.

**Please call for details*

FSA Data

Corn: PLC / Soybeans: ARC-CO /
Wheat: PLC
59.6 Cropland Base Acres

Legal

The West Half of the Southeast
Quarter, the West Half of the
Northeast Quarter of the Southeast
Quarter, the Northwest Quarter of
the Southeast Quarter of the
Southeast Quarter of Section 19;
the Northwest Quarter of the
Northeast Quarter of Section 30, all
in Township 10 North, Range 4
West of the 3rd Principal Meridian.

Soils / Productivity

Crop Productivity Index 122.1
**Includes acreage enrolled in CRP*

Real Estate Taxes

2019 Taxes Payable 2020:
\$1,637.10 (Approx. \$10.91/acre)

Terms

Open lease for 2021 crop year
Ten percent (10%) earnest money
due at contract execution with
balance due at closing scheduled
within 30 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.

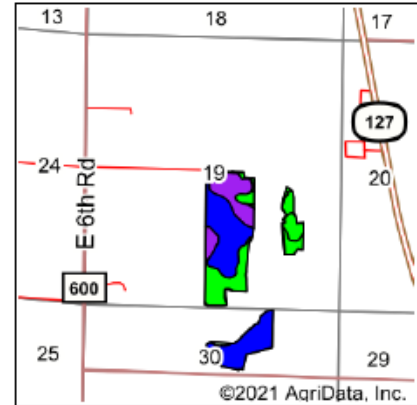
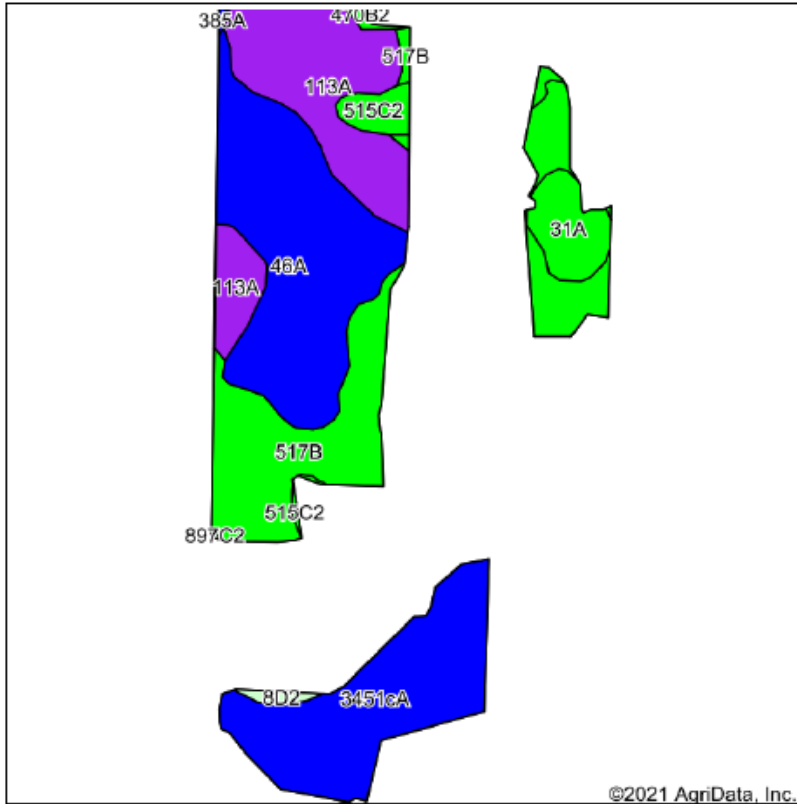
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Soils Map



State: **Illinois**
 County: **Montgomery**
 Location: **19-10N-4W**
 Township: **Raymond**
 Acres: **73.66**
 Date: **1/4/2021**

Moore & Warner
Farm Real Estate, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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
46A	Herrick silt loam, 0 to 2 percent slopes	20.78	28.2%		181	58	73	133
**517B	Marine silt loam, 2 to 5 percent slopes	17.00	23.1%		**143	**45	**55	**103
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	15.13	20.5%		190	61	73	140
113A	Oconee silt loam, 0 to 2 percent slopes	14.48	19.6%		164	50	63	119
31A	Pierron silt loam, 0 to 2 percent slopes	3.48	4.7%		136	43	55	102
**515C2	Bunkum silt loam, 5 to 10 percent slopes, eroded	1.96	2.7%		**136	**47	**52	**102
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	0.42	0.6%		**108	**36	**44	**82
**470B2	Keller silt loam, 2 to 5 percent slopes, eroded	0.35	0.5%		**141	**47	**57	**106
385A	Mascoutah silty clay loam, 0 to 2 percent slopes	0.10	0.1%		194	61	71	141
Weighted Average					166.8	52.9	65.2	122.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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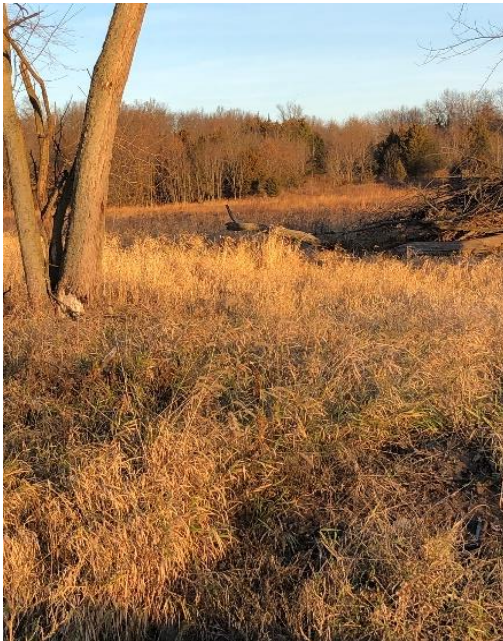
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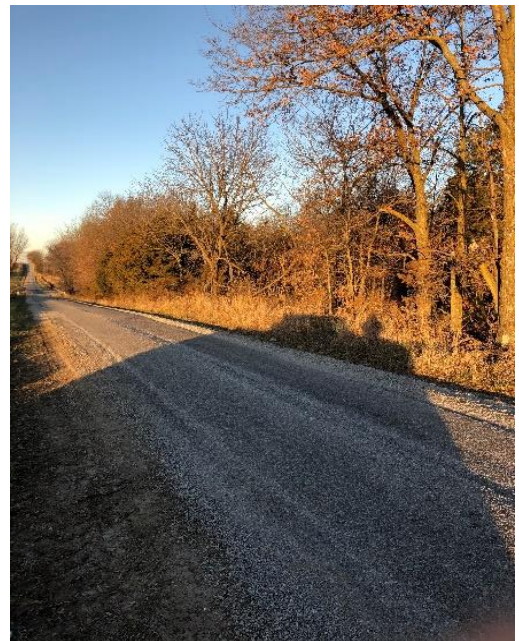
NW corner of large tillable facing SE



N side of large tillable facing S



South end view of CRP field



South side road access

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