

**Farmers
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A-18556

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LAND FOR SALE

150.71± Acres, McLean County, Illinois

OFFERED AT
\$12,800 per acre

Highlights:

- Excellent yield history
- Scenic pond with building site potential
- Prime location

For additional information, please contact:

Thadd Fosdick, AFM, Broker | (815) 867-6915

Principal Real Estate Office - Arcola, Illinois

TFosdick@FarmersNational.com



Property Information

Legal Description: Located in section 10 of Funks Grove Township

Property Description: Located in McLean County, Illinois, this productive farm boasts an average corn yield of 212 bushels per acre and soybean yield of 68 bushels per acre. The property includes 2.3 acres enrolled in CRP, providing both conservation benefits and income.

The farm contains a beautiful pond (approximately 2.5 acres), offering a potential building site, as well as a recreational retreat ideal for hunting, fishing, or relaxing in nature. This is a rare opportunity to own a high-performing farm with both income and lifestyle appeal.

Farm Data:

Cropland	124.08 acres
Non-crop	23.61 acres
CRP Acres	02.03 acres
Total	150.71 acres

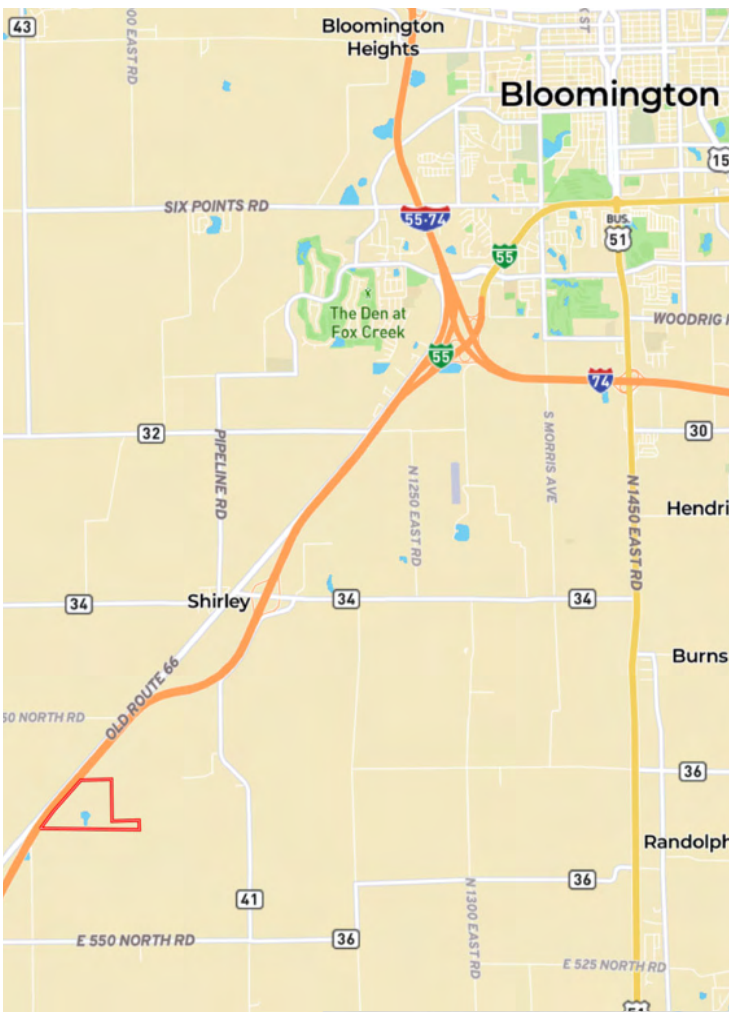
FSA Information:

	Base Acres	Yield
Corn	87.7 acres	167 bushels
Soybeans	35.3 acres	56 bushels

CRP Acres: 2.1 CRP acres with an annual payments of \$690.00. Expiring in 2032.

Taxes: \$7,164.62

Property Location



Aerial Map



Soil Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	40.22	27.29	143	83	2w
43A	Ipava silt loam, 0 to 2 percent slopes	21.48	14.58	142	91	1
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	15.99	10.85	140	89	2w
236A	Sabina silt loam, 0 to 2 percent slopes	12.41	8.42	122	84	2w
17A	Keomah silt loam, 0 to 2 percent slopes	11.04	7.49	119	90	2w
322B2	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes, eroded	10.99	7.46	110	75	2e
279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	6.62	4.49	113	86	2e
199B	Plano silt loam, 2 to 5 percent slopes	4.92	3.34	141	93	2e
322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	4.8	3.26	108	77	3e
233B2	Birkbeck silt loam, 2 to 5 percent slopes, eroded	4.11	2.79	116	81	2e
56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	3.76	2.55	121	70	3e
W	Water	3.46	2.35	0	-	8w
56B2	Dana silt loam, 2 to 5 percent slopes, eroded	1.99	1.35	123	78	2e
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	1.68	1.14	0	86	2w
233B	Birkbeck silt loam, 2 to 5 percent slopes	1.56	1.06	121	84	2e
327B2	Fox silt loam, 2 to 5 percent slopes, eroded	1.3	0.88	104	62	2e
134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.58	0.39	111	85	3e
154A	Flanagan silt loam, 0 to 2 percent slopes	0.4	0.27	144	90	1
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.06	0.04	131	75	2e
TOTALS		147.37(*)	100%	126.68	82.59	2.05



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