

# LAND FOR SALE

**59± Acres • McLean County, Illinois**  
**Offered at \$399,900**

**Highlights:**

- Mixture of tillable and recreational land
- Potential hunting property

**Property Location:** The property is located north of Heyworth, Illinois at the intersection of County Road 400 N and 1625 East Road.

**Legal Description:** T22N R2E S26, NW1/4 NW1/4 (Ex. Lots 3 & 4 O.T. Lytleville) & Lots 1 & 2 Comr's Sub Karrs Estate



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# Property Information

**Property Description:** The farm is located just north of Heyworth, Illinois about 20 minutes south of Bloomington, Illinois. This property is a combination of tillable farmland and mature trees. This land is an unique combination for McLean county that provides a potential farm for hunting or future building site.

## FSA Information:

	Base	PLC Yield
Corn	15.35 acres	142 bushels
Soybeans	15.35 acres	45 bushels

**2019 Taxes:** \$680.06

## Farm Data:

Cropland	34.46 acres
Non-crop	<u>24.54 acres</u>
Total	59.00 acres



MAP SYMBOL	NAME	NON IRR LCC	PRODUCTIVITY INDEX	CORN YIELD	BEANS YIELD	ACRES
322B2	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes, eroded	Ile	110	152	48	20.4
27C2	Miami silt loam, 5 to 10 percent slopes, eroded	IIle	104	142	46	20.2
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	IIw	136	186	58	8.8
322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	IIle	108	149	47	2.8
27B2	Miami silt loam, 2 to 5 percent slopes, eroded	Ile	106	145	47	2.7
61A	Atterberry silt loam, 0 to 2 percent slopes	IIw	132	182	56	1.4
233B2	Birkbeck silt loam, 2 to 5 percent slopes, eroded	Ile	116	159	49	0.5
<b>TOTAL</b>			<b>112.2</b>	<b>154.1</b>	<b>49.0</b>	<b>56.8</b>

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.