

# LAND FOR SALE

**120+/- Acres • McLean County, Illinois**  
***Priced at \$1,500,000***

## Highlights:

- Highly productive farmland
- Located close to grain markets in seed corn area

A-20238

**Property Location:** Farm is located five miles northwest of McLean, Illinois on Township Road 200 East.

**Legal Description:** The Northeast 1/4 of the Northwest 1/4 and the South 1/2 of the Northeast 1/4 of Section 20, T22N - R1W, McLean County, Illinois.



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**For additional information, please contact:**

**Patrick Gooding, AFM/Agent**

Savoy, Illinois

Office: (217) 607-0118

Cell: (217) 369-6335

[PGooding@FarmersNational.com](mailto:PGooding@FarmersNational.com)

[www.FarmersNational.com/PatrickGooding](http://www.FarmersNational.com/PatrickGooding)



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**Property Description:**

100% tillable - Average P.I. of 139.43

**2019 Taxes:**

40 acres - \$1,940.48 • 80 acres - \$4,070.32

**Farm Data:**

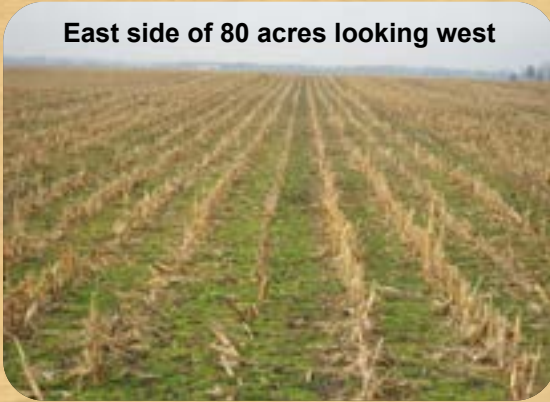
Cropland 120+ acres

**FSA Information:**

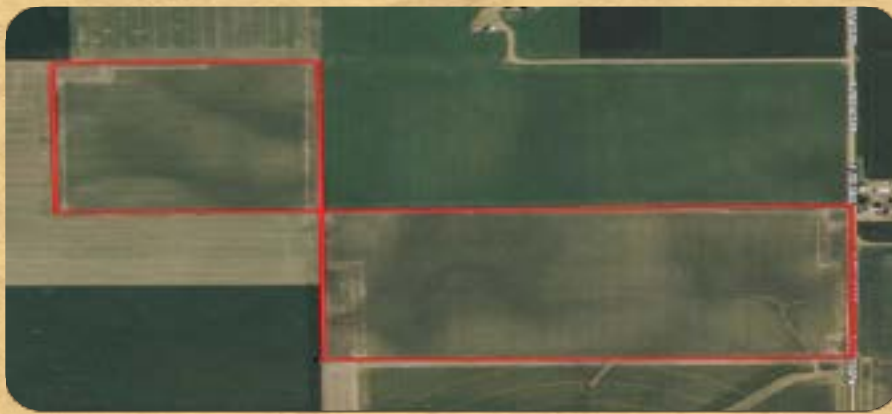
	<u>Base</u>	<u>Yield</u>
Corn	69.75 acres	189 bushels PLC
Soybeans	52.05 acres	50 bushels ARC-CO

**Price:**

\$1,500,000



**Aerial and Soils Maps**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	48.2	39.21	142	1
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	16.8	13.67	131	2e
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	21.0	17.12	134	2e
68A	Sable silty clay loam, 0 to 2 percent slopes	36.8	30.0	143	2w
TOTALS		122.8	100%	139.43	1.61

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.