

A-22434



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# LAND FOR SALE

319.77± Acres, McDonough County, Illinois

OFFERED AT  
**\$19,500 per Acre**

## Highlights:

- Offered as one tract with great road frontage
- 98% tillable with productive Class A soils
- 30,000 bushels of grain storage

For additional information, please contact:

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# Property Information

## Directions to Property:

The property is located in southeastern McDonough County, approximately four miles south of Maccomb. The property is separated into two fields, with the northwest 236.91 acres running along the west side of East 1200th Street, and the 82.86 acre field is located on the east side of the farm along East 1300th Street.

## Legal Description:

W236.91 acres located as a tract of land being part of the Southwest Quarter of Section 19 and part of the Northwest Quarter of Section 30, Township 5N, Range 2W of the Fourth Principal Meridian, McDonough County, IL.  
82.86 acres located as a tract of land being the North Half of the Southeast Quarter of Section 30, Township 5 North, Range 2W of the Fourth Principal Meridian, McDonough County, IL.

## Property Description:

This is an outstanding investor or farmer opportunity to own 319.77 surveyed acres, being offered as one tract. Of the total surveyed acres, 312.31 are tillable and are classified as Class A soils. The farm has an overall PI rating of 139.79.

## Improvements:

The farm has three 10,000 bushel bins with unloading augers, fans, floors and ladders. These bins are in working condition and have been well-maintained. The farm also has a 54' x 80' machine shed with sliding doors on the west side, along with a 42' x 72' pole shed that opens to the south that can be used to store smaller farm machinery. The property also contains a converted corn crib.

## Farm Data:

Cropland	312.31 acres
Non-crop	1.37 acres
Other	3.59 acres
Buildings	<u>2.50 acres</u>
Total	319.77 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	208.25 acres	163 bushels
Soybeans	97.95 acres	48 bushels

## Taxes:

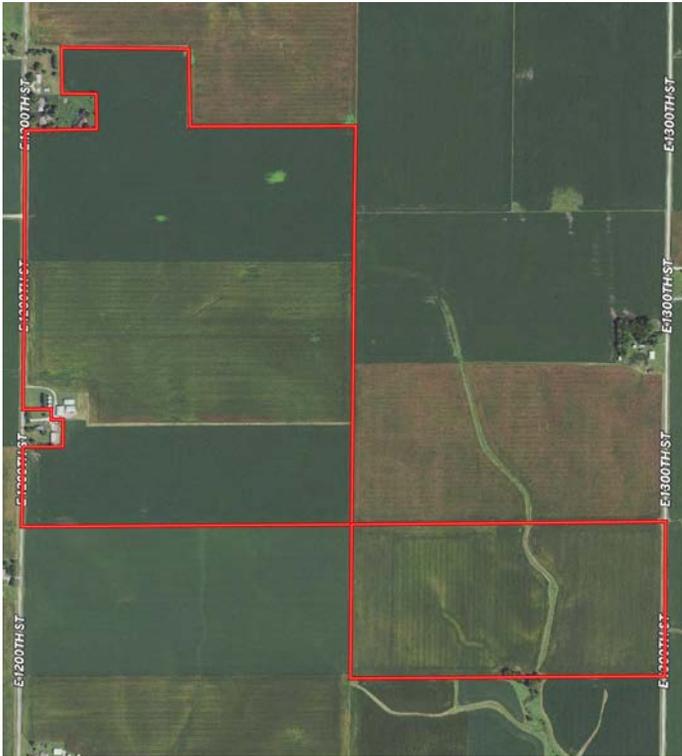
- \$22,939.10

## Price:

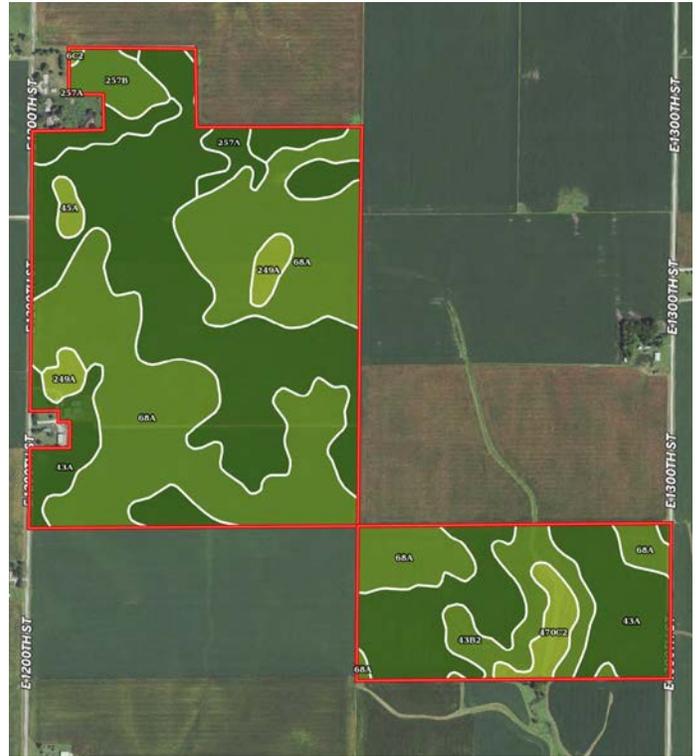
- \$19,500 per acre



## Aerial Map



## Soils Map

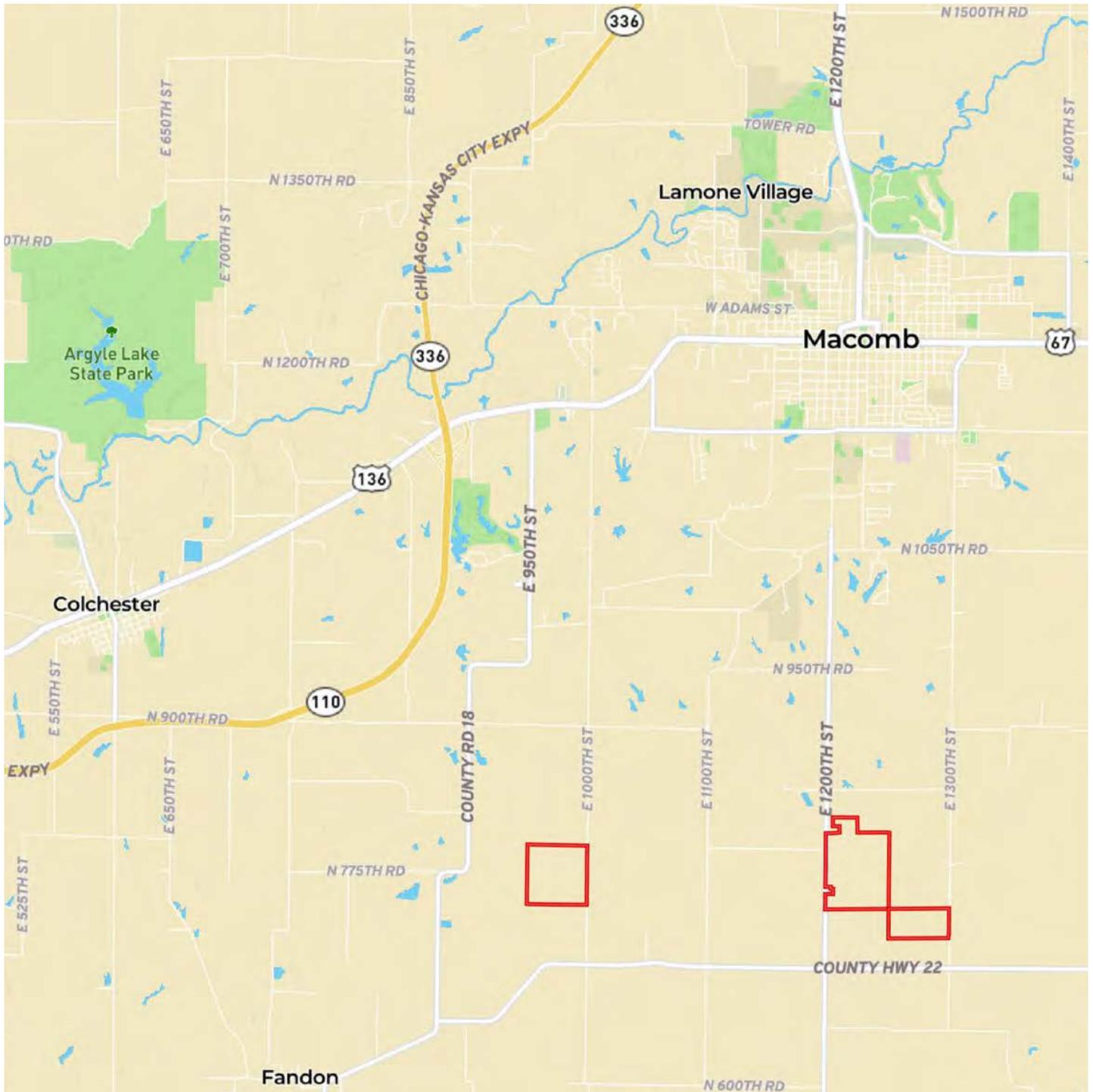


## Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
43A	Ipava silt loam, 0 to 2 percent slopes	146.87	46.21	142	92	1
68A	Sable silty clay loam, 0 to 2 percent slopes	122.29	38.48	143	83	2w
43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	15.97	5.02	133	79	2e
257A	Clarksdale silt loam, 0 to 2 percent slopes	10.41	3.28	128	94	1
257B	Clarksdale silt loam, 2 to 5 percent slopes	7.5	2.36	125	93	2e
470C2	Keller silt loam, 5 to 10 percent slopes, eroded	6.43	2.02	103	86	3e
249A	Edinburg silty clay loam, 0 to 2 percent slopes	5.82	1.83	127	63	3w
45A	Denny silt loam, 0 to 2 percent slopes	2.21	0.7	118	68	3w
6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.33	0.1	87	60	3e
TOTALS		317.83(*)	100%	139.79	87.12	1.55

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.

# Property Location Map



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