LAND FOR SALE

92+/- Acres, McLean County, Illinois
Offered at $938,400

Highlight Features:
- New local grain merchandising facility nearby (PC Coop)
- High productive soil types for local area
- Lease free for 2018

L-1800137

Property Location: Two miles west of Chenoa and a quarter mile north. Located on west side of tracts.

Legal Description: All of the Southeast 1/4 of Section 5, Township 26 North, Range 4 East of the Third Principal Meridian, which lies North of the Toledo, Peoria and Western Railroad, Mclean County, Illinois.

Farmers National Company™

Serving America's Landowners Since 1929

www.FarmersNational.com
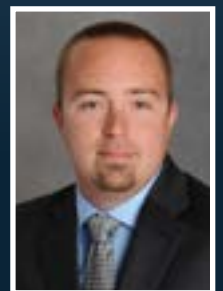
For additional information, please contact:

Phillip Poppe, Agent
Saybrook, Ilinois
Phone: (815) 848-8121
PPoppe@FarmersNational.com
www.FarmersNational.com/PhillipPoppe

Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Lake Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: Good productive crop land comprised of Chenoa, Varna, and Ashkum soils. Access to the property is located on the east side of the property. A new grain marketing facility is being built across the road with the potential increase in bids.
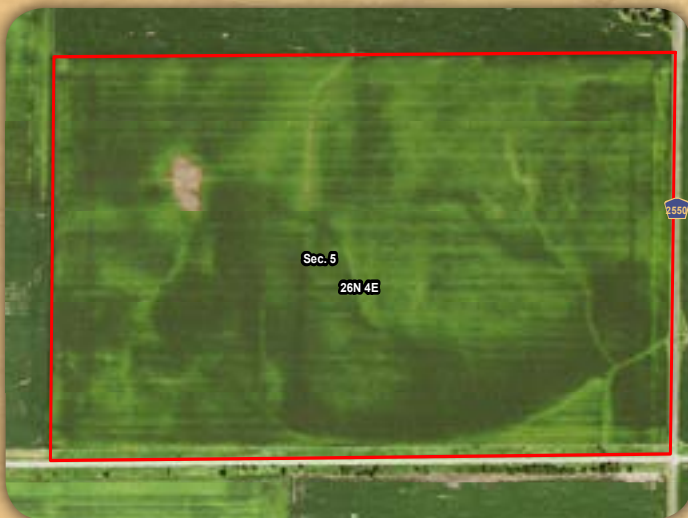
FSA Information:

	Base	Yield
Corn	33.20 acres	168 bushels
Soybeans	54.10 acres	40 bushels

Farm Data:

Cropland   92.09 acres

Taxes: $1,582.20 or $17.58

MAP SYMBOL	NAME	NON-IRR LCC	PRODUCTIVITY INDEX	CORN YIELD	BEANS YIELD	ACRES
614B	Chenoa silty clay loam, 2 to 5 percent slopes	Iw	129	174	57	37.8
232A	Ashkum silty clay loam, 0 to 2 percent slopes	IIw	127	170	56	32.9
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	IIe	110	150	48	21.3
TOTAL			123.9	167.0	54.6	92.1