

# 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.



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**For additional information, please contact:**

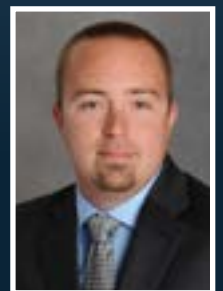
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# Property Information

**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.



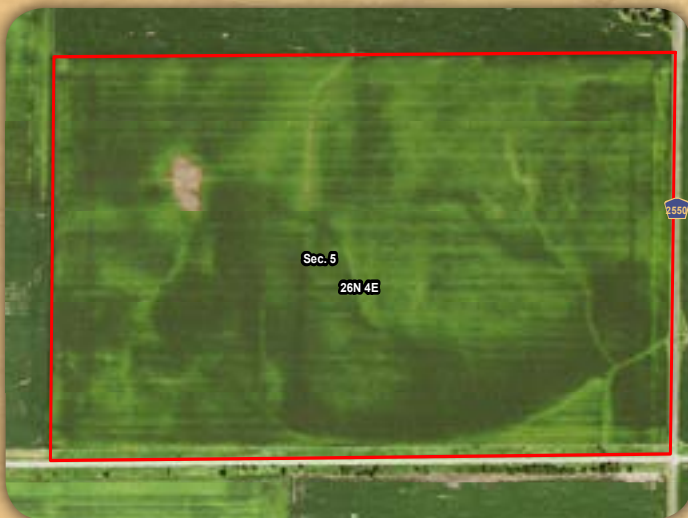
## FSA Information:

	<u>Base</u>	<u>Yield</u>
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		NON-IRR	PRODUCTIVITY	CORN	BEANS	
SYMBOL	NAME	LCC	INDEX	YIELD	YIELD	ACRES
614B	Chenoa silty clay loam, 2 to 5 percent slopes	lw	129	174	57	37.8
232A	Ashkum silty clay loam, 0 to 2 percent slopes	llw	127	170	56	32.9
223B2	Varna silt loam, 2 to 4 percent slopes, eroded	lle	110	150	48	21.3
<b>TOTAL</b>			<b>123.9</b>	<b>167.0</b>	<b>54.6</b>	<b>92.1</b>

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