



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

L-2500058

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

67.17± Acres, McLean County, Illinois

OFFERED AT  
**\$1,004,191.50**

## Highlights:

- Quality McLean County farmland
- Trophy hunting opportunities for both whitetail deer and turkey
- Great road access



For additional information, please contact:

**Jim Ferguson, Agent**

**(309) 740-1064 or (309) 830-3777**

**[JFerguson@FarmersNational.com](mailto:JFerguson@FarmersNational.com)**

# Property Information

**Directions to Property:** From LeRoy, Illinois, at the intersection of US150 at N. West Street, travel north on N. West Street for approximately 3.25 miles, turn west (left) onto E 800 North Rd. Travel approximately 1 mile to the intersection of E. 800 North Road and N. 2500 East Road. The farm is on the NE corner of the intersection.

**Property Description:** 67+/- acres to be surveyed, located north of LeRoy, Illinois at the NE corner of County Road E. 800 North and County Road N. 2500 East. The farm has 53.7 FSA cropland acres with an average PI of 125.43. The farm has an abundance of whitetail deer and turkey which could provide great hunting or additional income via a hunting lease. The farm is buildable which is uncommon in McLean County. There are a some outstanding locations for a future home! This farm has been family owned for many generations. **Don't miss this hard to find opportunity on a great McLean County farm!**

**Legal Description:** PIN# 23-32-300-009

**Farm Data:**

Cropland	53.70 acres
Non-crop	<u>13.47 acres</u>
Total	67.17 acres

**FSA Information:** Farm 10070 Tract 38318

	<u>Base</u>	<u>PLC Yield</u>
Corn	26.5 acres	154 bushels
Soybeans	26.5 acres	53 bushels

**2023 Taxes:** \$2,183.22



## Location Map



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.

### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
68A	Sable silty clay loam, 0 to 2 percent slopes	21.73	32.43	143	83	2w
224C2	Strawn loam, 5 to 10 percent slopes, eroded	14.7	21.94	98	44	3e
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	14.25	21.27	123	70	3e
154A	Flanagan silt loam, 0 to 2 percent slopes	5.68	8.48	144	90	1
27B2	Miami silt loam, 2 to 5 percent slopes, eroded	4.61	6.88	106	60	2e
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.13	4.67	124	68	2e
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.89	4.31	131	75	2e
964D	Miami and Hennepin soils, 10 to 18 percent slopes	0.02	0.03	91	51	4e
TOTALS		67.01(*)	100%	124.99	69.64	2.35



# LAND FOR SALE

**67.17± Acres, McLean County, Illinois**



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

Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock