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LAND FOR SALE

101.39± Acres, McLean County, Illinois

OFFERED AT
\$8,900/acre
or **\$902,371**

Highlights:

- Endless opportunities
- Pasture-hunting-tillable-recreational possibilities
- Located just outside of Lexington, Illinois



For additional information, please contact:
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Principal Real Estate Office - Arcola, Illinois
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Property Information

Directions to Property: Farm is located 1.5 mile west of Lexington on the PJ Keller Highway and one mile north on 2225 East Road.

Legal Description: **TRACT 1:** LOT 2 OF THE NORTHEAST QUARTER OF SECTION 3; ALSO THE WEST HALF OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 3, EXCEPTING THEREFROM LOT 1 in MCCONNELL'S SUBDIVISION OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE THIRD P.M., ALL IN MONEY CREEK TOWNSHIP, MCLEAN COUNTY, ILLINOIS .EXCEPTING THEREFROM THAT PART LYING WEST AND NORTH OF BUCK CREEK.

TRACT 2: THE WEST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE THIRD P.M , MONEY CREEK TOWNSHIP, MCLEAN County, ILLINOIS, CONTAINING 40 ACRES, MORE OR LESS.

Taxes: \$781.90

Property Description: Endless potential awaits on this prime property just outside Lexington along Buck Creek. Transform the land into pasture, productive farmland, organic acreage, or the perfect home site with stunning views.

Farm Data:

Cropland	51.14 acres
Non-crop	11.06 acres
CRP	39.18 acres
Total	101.39 acres

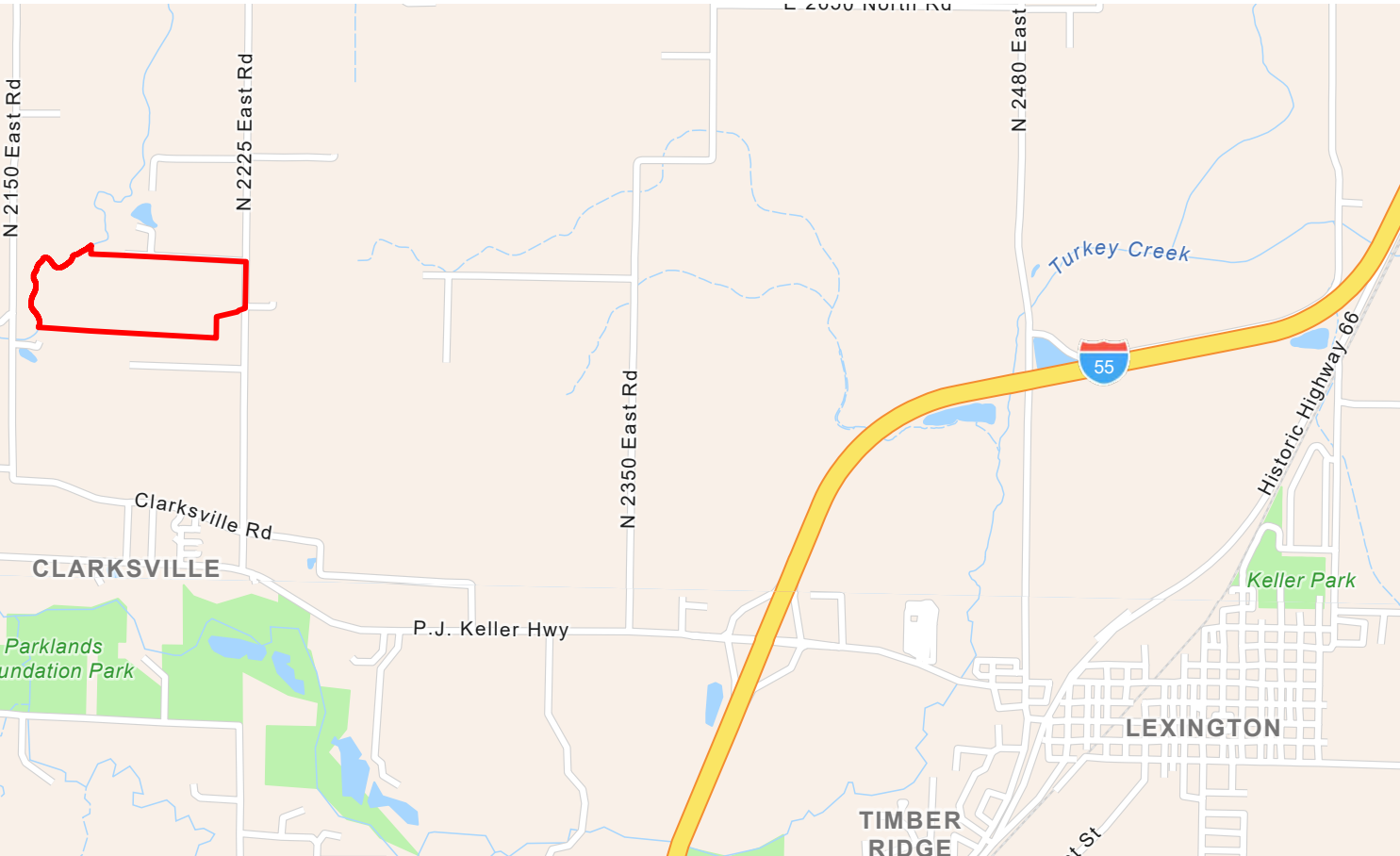
CRP Information:

3.4 CRP acres with an annual payment of \$1,020, expiring on September 30, 2033.

6.7 CRP acres with an annual payment of \$1,541, expiring on September 30, 2035.

29.08 acres with an annual payment of \$5,329, expiring on September 30, 2035

Location Map

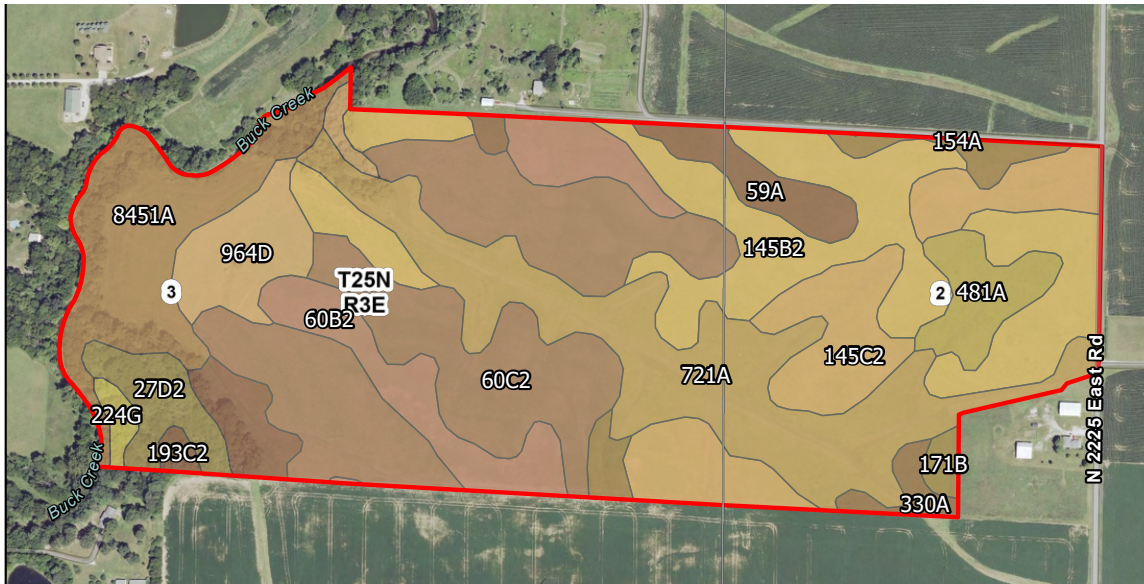


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	CORN	BEANS	ACRES
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	3e	110	148	48	22.4
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2e	124	168	54	17.7
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	2w	144	195	63	16.4
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3e	123	166	53	10.4
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	2w	140	190	61	9
60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	2e	111	149	49	7
59A	Lisbon silt loam, 0 to 2 percent slopes	1	136	188	59	4.6
964D	Miami and Hennepin soils, 10 to 18 percent slopes	4e	91	122	40	4.3
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	1	134	183	58	3
27D2	Miami silt loam, 10 to 18 percent slopes, eroded	4e	97	133	43	2.7
154A	Flanagan silt loam, 0 to 2 percent slopes	1	144	194	63	2
330A	Peotone silty clay loam, 0 to 2 percent slopes	3w	123	164	55	1
193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	3e	103	140	46	0.7
224G	Strawn loam, 35 to 60 percent slopes	7e	49	65	22	0.6
171B	Catlin silt loam, 2 to 5 percent slopes	2e	137	185	58	0.6
TOTAL			123.2	166.6	53.7	102.4



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