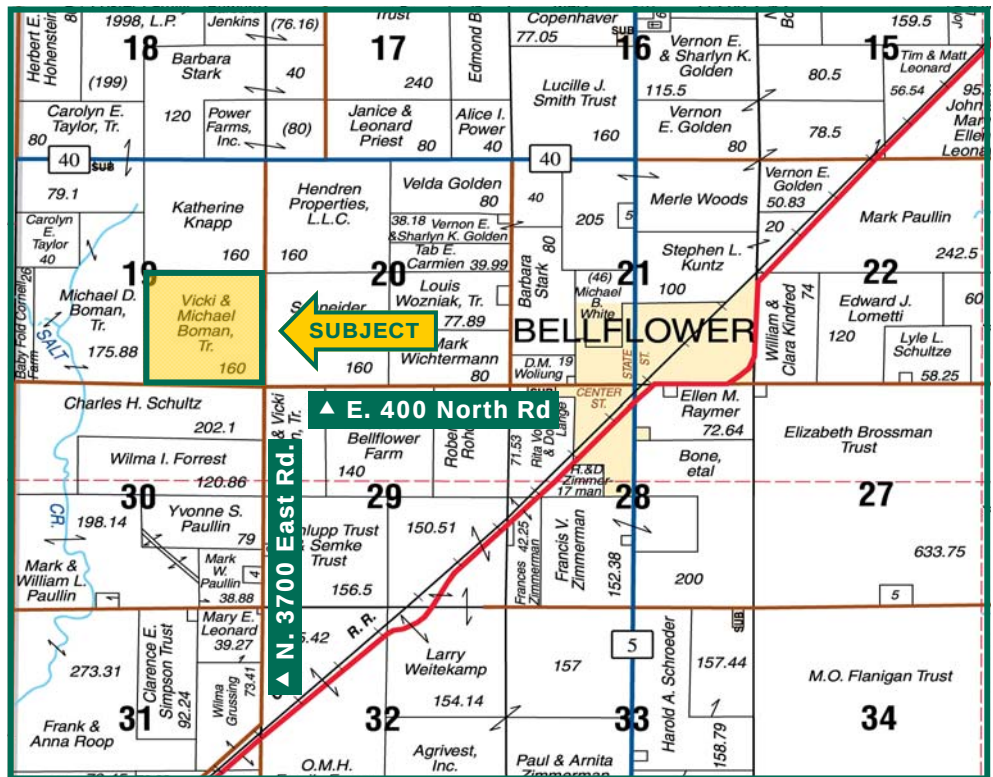


160.0 Ac m/l

**McLean
County,
Illinois**



Map reproduced with permission of Rockford Map Publishers.

Property Information

Location

1.5 miles west of Bellflower, IL.
10 miles to Farmer City, IL.
30 miles southeast of Bloomington, IL.

Legal Description

The Southeast 1/4 of Section 19,
Township 22 North, Range 6 East,
Bellflower Twp., McLean County, IL.

Price & Terms

- \$1,424,000
- \$8,900/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Sellers agree to give possession at closing
subject to the current operator's rights, if
any.

Lease Status

Call for details.

Real Estate Tax

2015 Taxes Payable 2016: \$2,305.20
Taxable Acres: 160.0
Tax per Taxable Acre: \$14.41
PIN: 32-19-400-004

FSA Data

Farm Number 6605, Tract 4464
Crop Acres: 158.23
Corn Base: 76.95
Corn PLC Yield: 154 Bu.
Bean Base: 76.95
Bean PLC Yield: 48 Bu.

CRP Contracts

None.

Land Description

Gently undulating.

Building/Improvements

Two small grain bins located in southwest
corner.

Soil Types/Productivity

Main soil types are Varna silt loam,
Ashkum silty clay loam. Productivity
Index (PI) is 118.9. See soil map for
details.

Mineral Rights

All mineral rights owned by the Sellers, if
any, will be conveyed to the Buyer.

Yield History

4 year corn average 204.5 bpa
4 year soybean average 61.0 bpa
Detailed yield history available upon
request. Information provided by crop
insurance records. This tract was
combined with another parcel for
reporting purposes.

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FSA Aerial Photo



United States
Department of
Agriculture

McLean County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Boundary

0 285 570 1,140
Feet

2017 Program Year

Map Created November 02, 2016

Farm **6605**

Tract **4464**

IL113_T4464

Tract Cropland Total: 158.23 acres

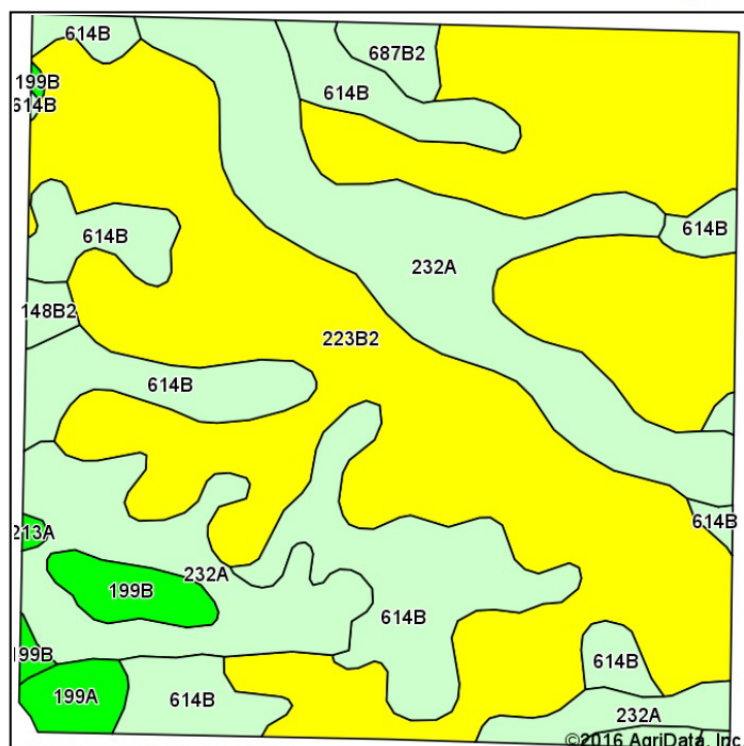
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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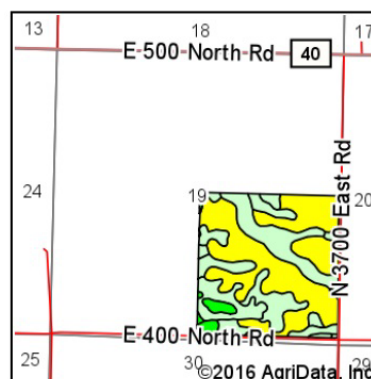
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Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McLean**
 Location: **19-22N-6E**
 Township: **Bellflower**
 Acres: **158.23**
 Date: **1/12/2017**



Area Symbol: IL113, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	83.42	52.7%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	35.70	22.6%		170	56	127
614B	Chenoa silty clay loam, 2 to 5 percent slopes	30.55	19.3%		174	57	129
**199B	Plano silt loam, 2 to 5 percent slopes	3.04	1.9%		**192	**59	**141
199A	Plano silt loam, 0 to 2 percent slopes	2.08	1.3%		194	60	142
**687B2	Penfield loam, 2 to 5 percent slopes, eroded	1.71	1.1%		**165	**54	**124
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	1.51	1.0%		**176	**55	**128
213A	Normal silt loam, 0 to 2 percent slopes	0.22	0.1%		181	58	133
Weighted Average					161	52.1	118.9

Area Symbol: IL113, Soil Area Version: 12

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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