



## AG SERVICES

6 Heartland Drive Suite A  
Bloomington, IL 61704

Presents the:

## **The Herman Warsaw Farm**

**254.69 Acres +/-**

**Cheneys Grove Township  
McLean County, Illinois**



Photo credit: Farm Journal Magazine, December, 1985

Ross Perkins, Broker (309) 665-0059  
David Klein, Managing Broker (309) 665-0961

[rperkins@firstmid.com](mailto:rperkins@firstmid.com)  
[dklein@firstmid.com](mailto:dklein@firstmid.com)

## GENERAL INFORMATION

- SELLER:** Ilene Bickel, daughter of Herman Warsaw
- METHOD OF SALE:** Private Treaty Listing
- DESCRIBED AS:** Approximately 254.69 acres located in the East Half of Section 27, and the West Half of Section 26, all in Township 23 North, Range 6 East of the Third Principal Meridian, McLean County, Illinois.
- LOCATION:** 1 mile east of Saybrook, IL on Huth Hill Road  
Saybrook, Illinois is located in Eastern McLean County.  
Approximately 9 miles west of Gibson City, Illinois  
Approximately 127 miles from Downtown Chicago.
- HIGHLIGHTS:**
- Location of a world record non-irrigated corn yield in 1985 of 370 bushels on one acre by legendary farmer, Herman Warsaw.
  - ~ 1 acre farm pond.
  - Grain storage
  - High Fertility throughout farm.
  - Solid 6 Year Production Yield History (bushels/acre):
    - o Corn – 206.3
    - o Soybeans – 60.7
- LISTING PRICE:** 254.69 +/- Acres @ \$8,750.00/acre or \$2,227,750.00



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

**Ross Perkins, Broker 309-665-0059**  
**rperkins@firstmid.com**

**David E. Klein, Managing Broker 309-261-3117**  
**dklein@firstmid.com**  
**www.firstmidag.com**

## TERMS AND CONDITIONS

- CONTRACT:** Buyer(s) will enter into a contract with a 10% down payment, and the balance due within 30 days of contract signing. All property will be sold “as is”.
- TITLE:** Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.
- LEASE & POSSESSION:** Farm has an existing crop-share lease with Larry Schaefer through the end of February, 2021. The lease has been terminated for 2021. However, we have asked Larry to perform fall tillage in preparation for the next crop year and reimbursement will be due for these tasks.
- REAL ESTATE TAXES:** 2019 real estate taxes due in 2020 have been paid by Seller. The 2020 real estate taxes due in 2021 will be paid by the seller via a credit at closing based on the most recent real estate tax information available.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- DISCLAIMER:** The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold “as is”. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all Buyers make an independent inspection of the property.
- AGENCY:** Ross Perkins and David Klein are designated agents with First Mid Wealth Management Company and represent the Seller in this transaction.

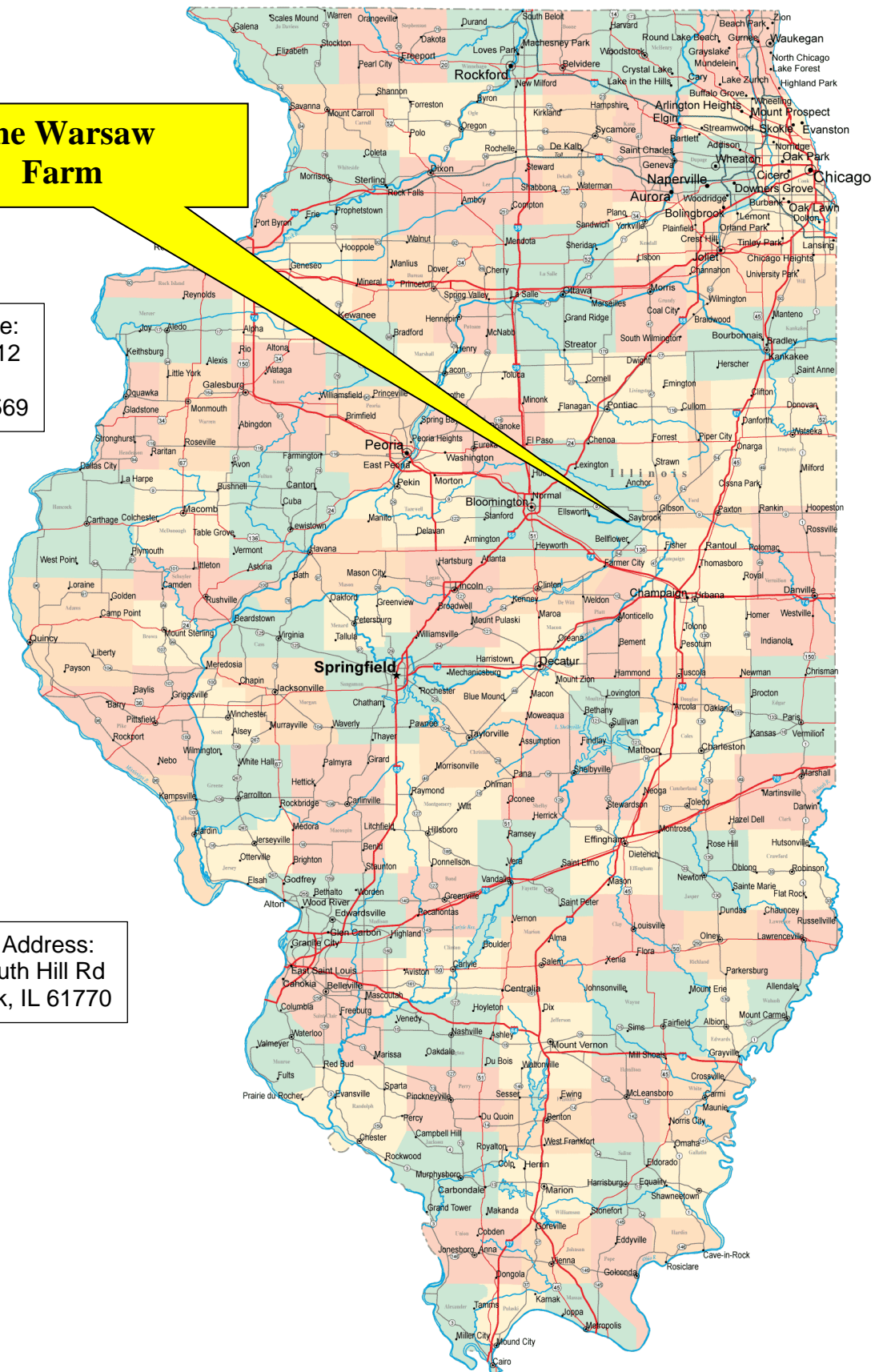


# AREA MAP

## The Warsaw Farm

Longitude:  
40.427312  
Latitude:  
-88.499569

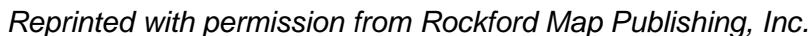
Physical Address:  
39492 Huth Hill Rd  
Saybrook, IL 61770





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T.23N.-R.6E.



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# AERIAL PHOTOGRAPH



Source: Agridata, Inc.

## FSA INFORMATION TAKEN FROM THE CURRENT FARMING OPERATION: ENTIRE FARM

FSA / TRACT#	845 / 3823
HEL (Highly Erodible) STATUS	HEL fields. Conservation system being actively applied.
WETLANDS PRESENCE	Tract contains a wetland or farmed wetland. (Field 9-4.09 ac. listed above)
FSA FARMLAND ACRES	247.84
DCP CROPLAND ACRES	240.19
CORN BASE ACRES	162.93
PLC YIELD CORN	134
SOYBEAN BASE ACRES	74.47
PLC YIELD SOYBEANS	42
PROGRAM ELECTION ON CORN AND SOYBEANS	ARC County

Source: McLean County, Illinois USDA FSA Office

# FARM INFORMATION

## REAL ESTATE TAX INFORMATION:

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2019 Assessment</u>	<u>2019 Buildings Assessment</u>	<u>2019 Tax Rate</u>	<u>2019 Taxes Paid in 2020</u>
25-26-100-004	46.66	\$12,141		8.74005	\$1,061.14
25-26-100-007	28.16	\$7,351		8.74005	\$642.48
25-27-200-002	90.00	\$25,790	\$12,460	8.74005	\$3,343.08
25-27-200-004	89.87	\$22,132		8.74005	\$1,934.36
<b>Totals</b>	<b>254.69</b>		<b>\$12,460</b>	<b>8.74005</b>	<b>\$6,981.06</b>

## YIELD HISTORY:

Information provided by landowner's federal crop insurance records

<b>Year</b>	<b>Corn (bu/acre)</b>	<b>Soybeans (bu/acre)</b>
2014	231	68
2015	207	59
2016	213	66
2017	206	60
2018	211	69
2019	170	42
2020	191	59
<b>Average:</b>	<b>204.1</b>	<b>60.4</b>

## SOIL FERTILITY TEST RESULTS:

### High Fertility!!

Average of 52 Samples Pulled November 14, 2014 on the West 159.33 Tillable Acres

pH: 6.4      P: 97 lbs/acre      K: 412 lbs/acre

Average of 23 Samples Pulled October 5, 2016 on the East Tillable 72.82 Acres

pH: 6.4      P: 157 lbs/acre      K: 549 lbs/acre



## FARM INFORMATION

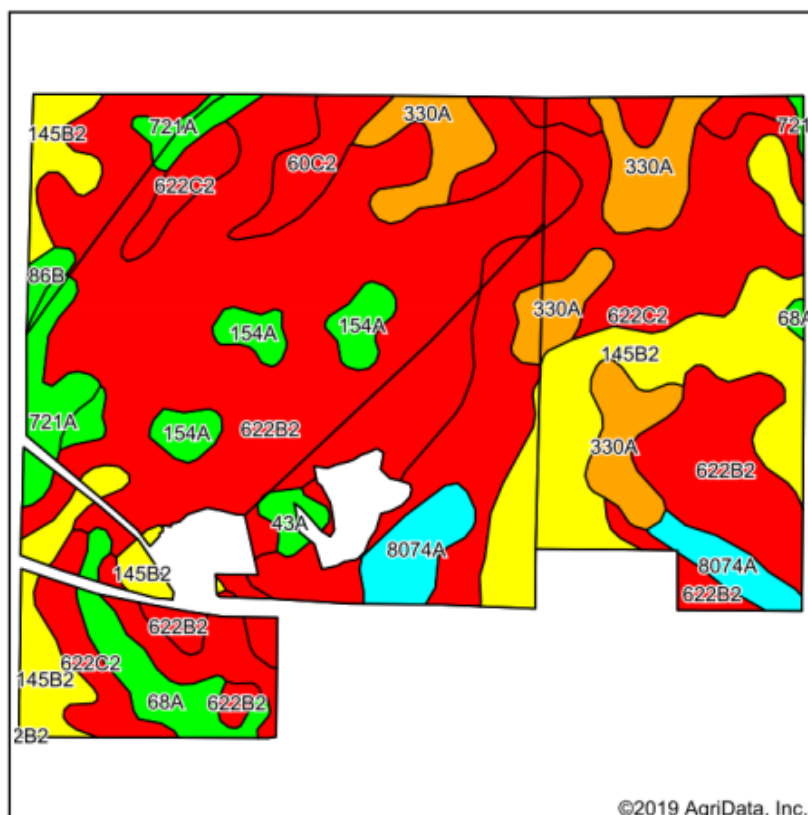
### FARM BUILDINGS:

Barn	36' x 72'
Pole Machinery Shed	50' x 84'
Garage	26' x 40'
Large Grain Bin with dryer fan	10,000 bushels
3 Small Grain Bins – 18' diameter government bins	





# SOIL MAP



Soils data provided by USDA and NRCS.

Source: AgriData, Inc.

Soil Name	Soil #	Acres	Corn Bu/A	Soybeans Bu/A	Soil Productivity 811	Approx. % Soil
Wyanet silt loam, 2-5% slopes, eroded	622B2**	100.21	153**	50**	114**	41.7%
Wyanet silt loam, 5-10% slopes, eroded	622C2**	50.90	150**	49**	112**	21.2%
Saybrook silt loam, 2-5% slopes, eroded	145B2**	34.77	170**	54**	125**	14.5%
Peotone silty clay loam, 0-2% slopes	330A	19.48	164	55	123	8.1%
Radford silt loam, 0-2% slopes, occasionally flooded	8074A	8.06	186	58	136	3.4%
Drummer and Elpaso silty clay loams, 0-2% slopes	721A	6.79	194	63	143	2.8%
Flanagan silt loam, 0-2% slopes	154A	6.53	194	63	144	2.7%
Sable silty clay loam, 0-2% slopes	68A	6.34	192	63	143	2.6%
La Rose silt loam, 5-10% slopes, eroded	60C2**	4.57	148**	48**	110**	1.9%
Ipava silt loam, 0-2% slopes	43A	1.54	191	62	142	0.6%
Osco silt loam, 2-5% slopes	86B**	1.00	189**	59**	140**	0.4%
Estimated Weighted Soil Productivity using Bulletin 811:					119.2	100%

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates a 160.4 weighted average and 52.2 on soybean yield PI for this farm.  
 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.