

58 Acre Lexington Farm

Lexington IL 61753

www.bigfarms.com

58 ACRE LEXINGTON FARM

Lexington IL 61753

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

GOODWIN



County:	McLean
Township:	Lexington
Gross Land Area:	59.5 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$863,330.00
Unit Price:	\$14,500.00 per acre
Productivity Index (PI):	135.6
Buildings:	There are no buildings on this parcel
Zoning:	Agriculture



The 59.5 acre relatively flat parcel, highly productive soil with a soil PI of 135.6, is located in the Heartland of Illinois. Lexington's economy is based solidly in agriculture.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 58.5 Acre McCoy Farm
Tax ID Number/APN: 09-33-100-003
09-33-100-004
09-28-300-008
Possible Uses: Farming
Zoning: Agriculture

AREA & LOCATION

School District: Lexington Community Unit School District 7
Location Description: This highly productive 59.5 acre farm is located in McLean County, just south of Pleasant Hill and 25.5 miles to the northeast of Bloomington Normal and 5.4 miles southeast of Lexington, IL. This parcel is located between Chicago and St. Louis along I-55 and historic US Route 66.
Site Description: The 59.5 acre relatively flat parcel, highly productive soil with a soil PI of 135.6, is located in the Heartland of Illinois. Lexington's economy is based solidly in agriculture.
Side of Street: This 59.5 acre parcel sits on the west side of N. 2650 East Road
Highway Access: The I-55 interchange is located 10.07 miles to the south and west.
Road Type: Chipcrete
Property Visibility: The property has most of it's frontage on N 2650 East Road
Largest Nearby Street: Illinois Rt. 21 is less than 1 mile west of the property.
Transportation: The closest airport to this parcel is Central Illinois Regional Airport at Bloomington-Normal, and the closest train station is the Bloomington-Normal Amtrak station.

LAND RELATED

Lot Frontage (Feet): There is 2672 feet of frontage along N. 2650 East Road.
Tillable Acres: All of the 59.5 acres are tillable.
Lot Depth: The 59.5 acre parcel is 1315 feet deep from east to west.
Buildings: There are no buildings on this parcel.
Flood Plain or Wetlands: There is no FEMA Flood Zones on this parcel.
Topography: The 59.5 acre parcel is relatively flat. Greater detail can be seen on the Contours, Hillshade and Topography maps in the brochure.
Soil Type: Lisbon Silt Loam (59A)
Drummer and Elpaso Silty Clay Loam (721A)
Saybrook Silt Loam (145B2)

FINANCIALS

Finance Data Year: The 2019 taxes paid in 2020
Real Estate Taxes: 09-33-100-003 \$858.00
09-33-100-004 \$1604.88
09-28-300-008 \$24.16

For a total of \$2487.04
Investment Amount: Asking \$14,500 per acre for a total \$848,250 investment.

LOCATION

Address: N. 2650 Eat Road
Lexington, IL 61753
County: McLean County

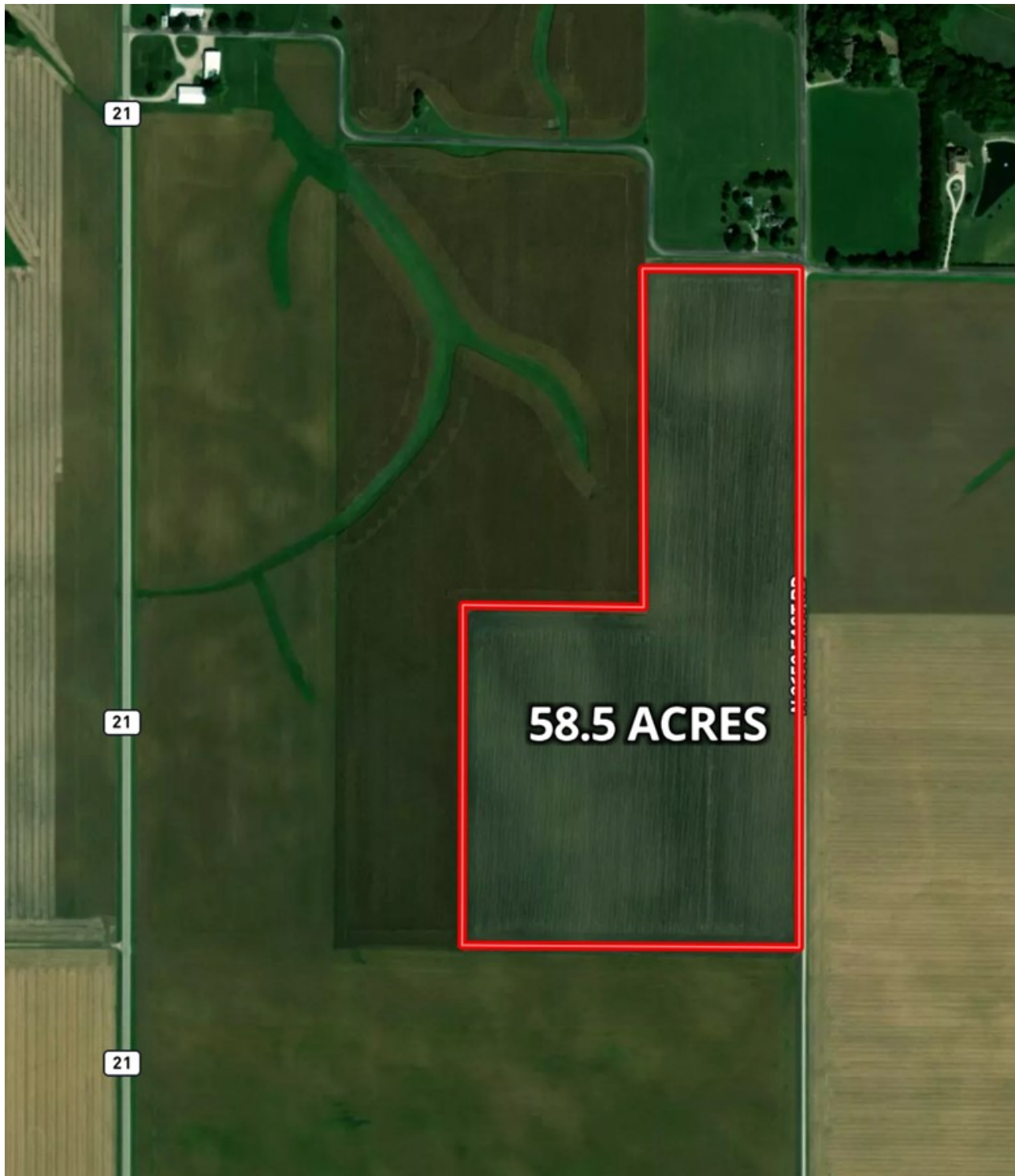
ROADWAYS MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY



AREA MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY



AERIAL MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY

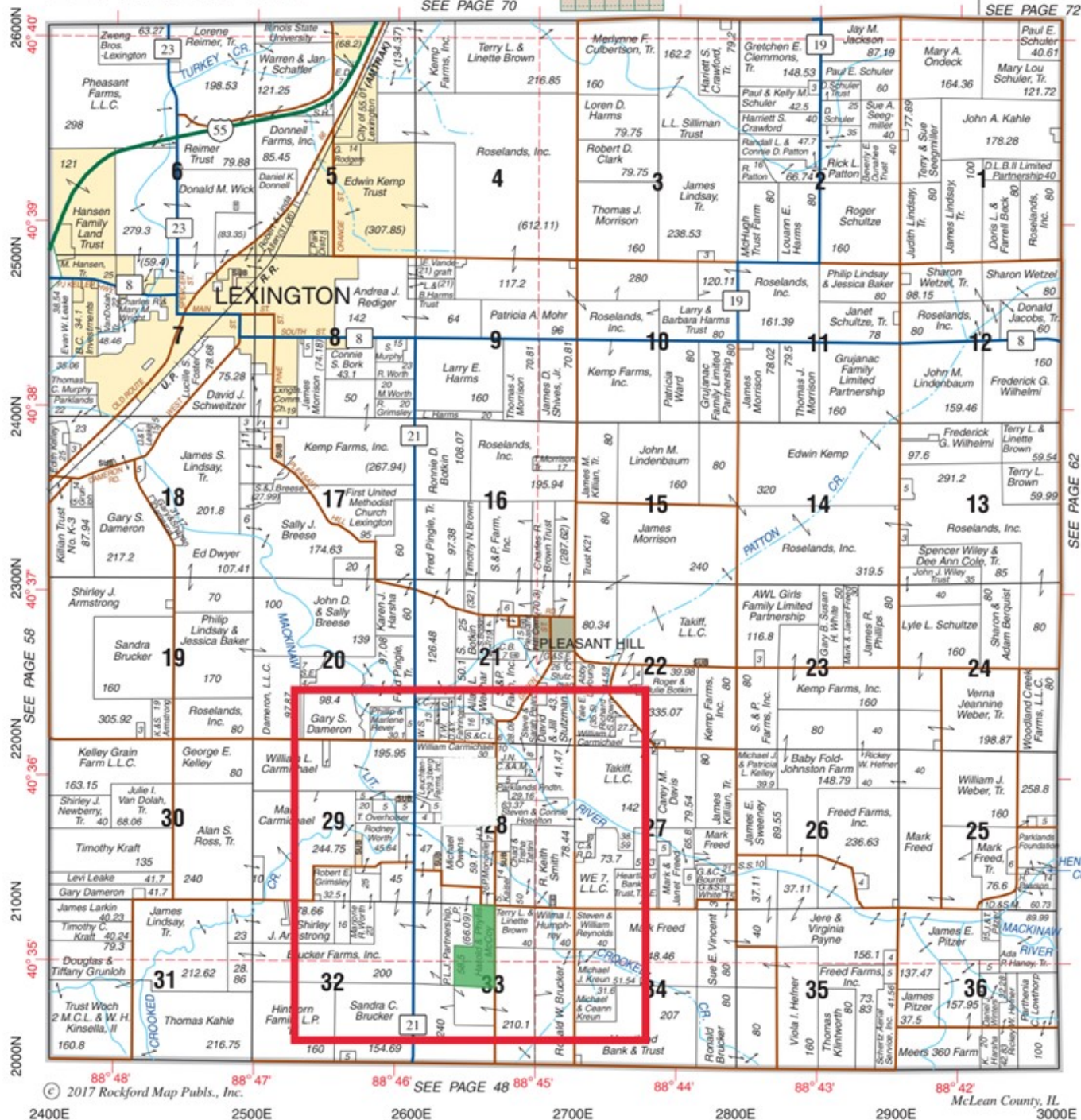


LEXINGTON

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T.25N.-R.4E.

SEE PAGE 72



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

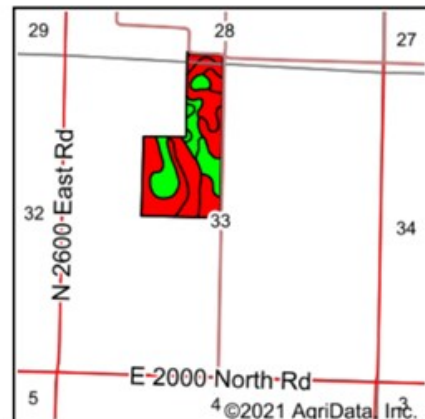
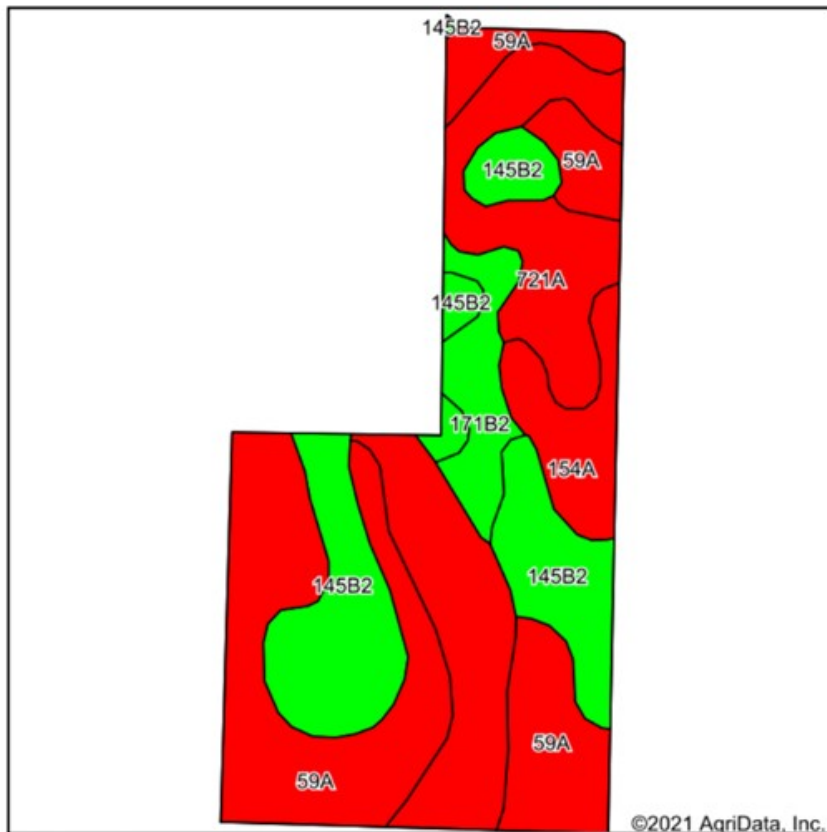
FSA MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY

Aerial Map



SOIL MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **33-25N-4E**
 Township: **Lexington**
 Acres: **58.68**
 Date: **3/28/2021**

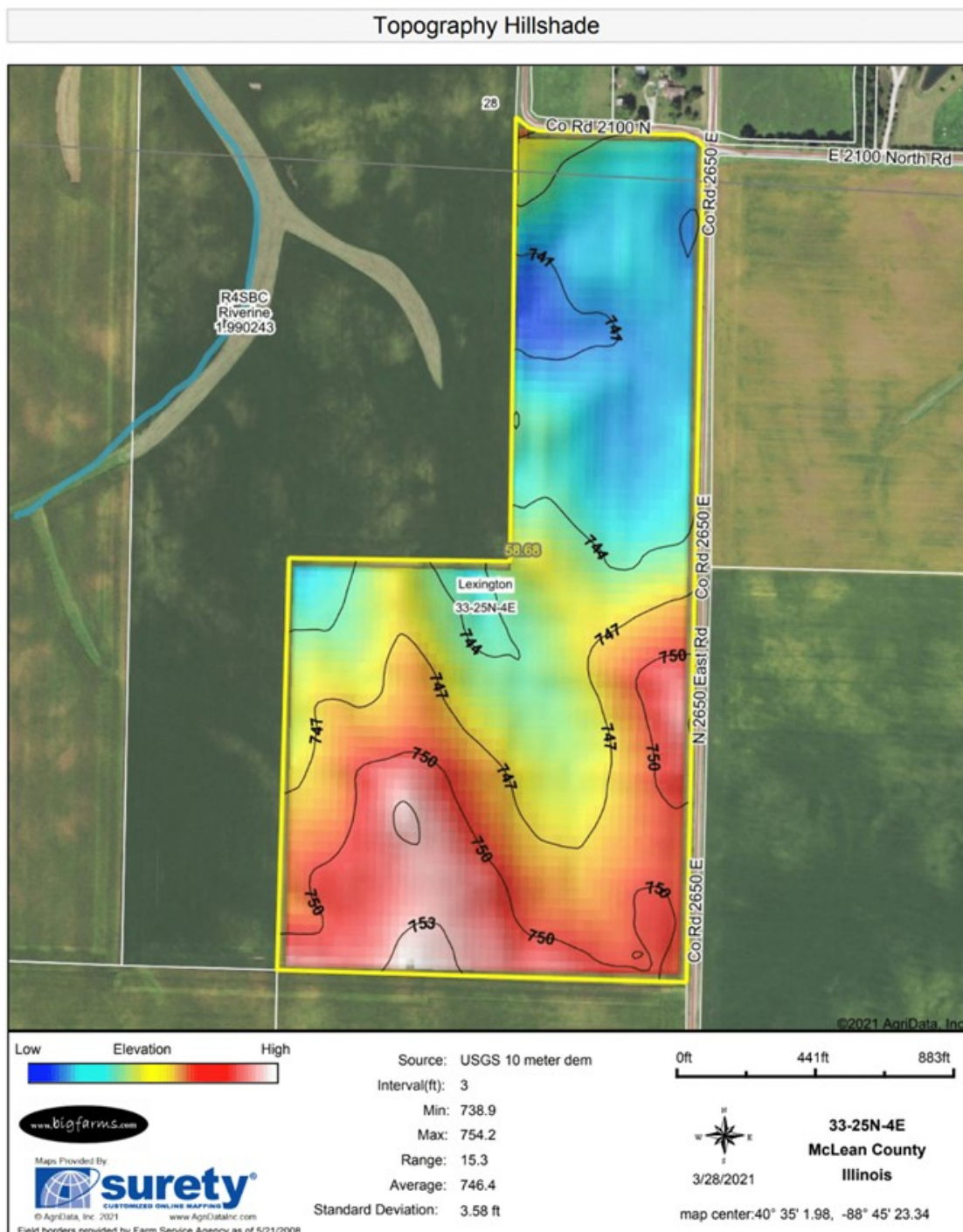


Area Symbol: IL113, Soil Area Version: 16

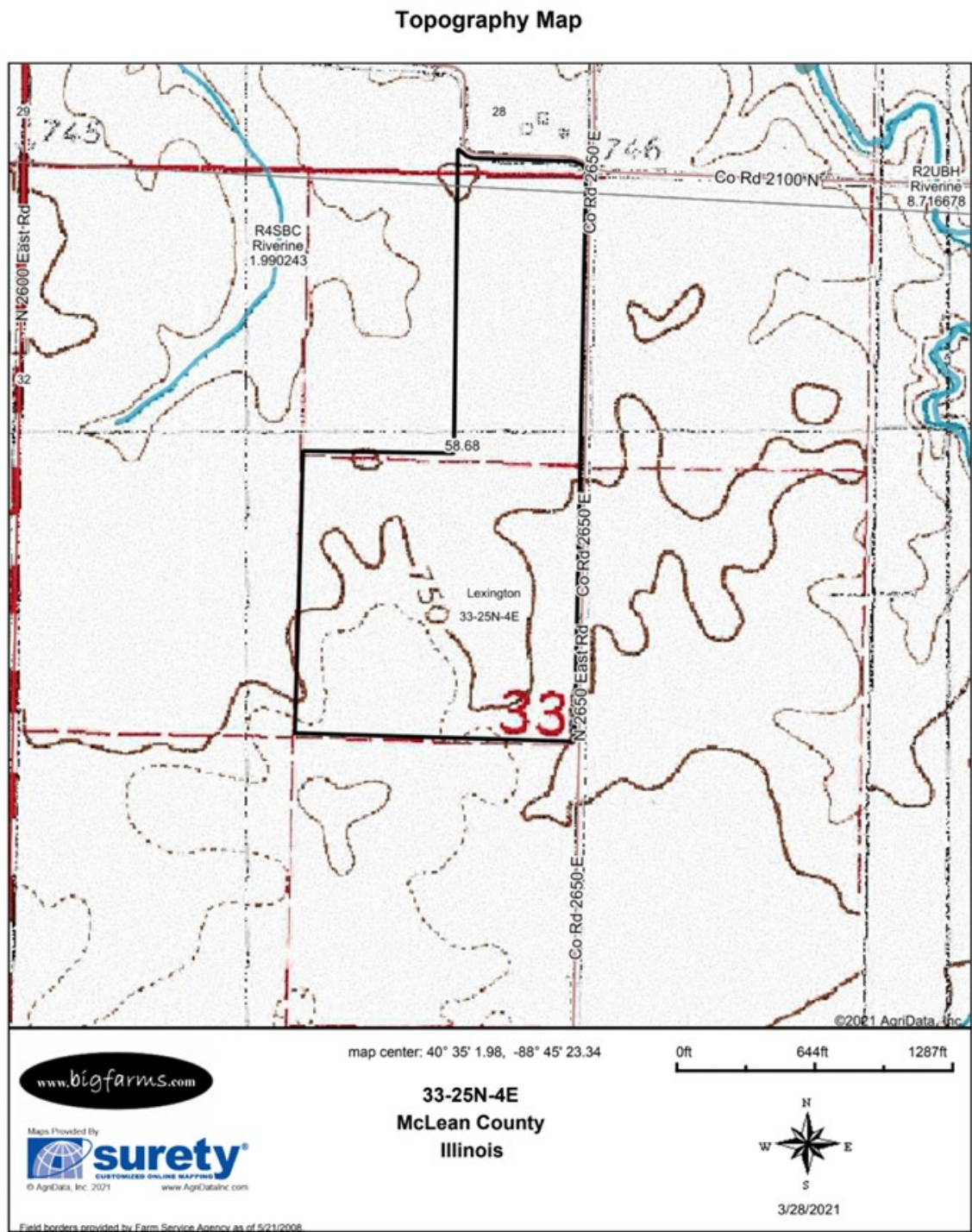
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
59A	Lisbon silt loam, 0 to 2 percent slopes	21.04	35.9%		188	59	136
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	16.25	27.7%		194	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	13.82	23.6%		**170	**54	**125
154A	Flanagan silt loam, 0 to 2 percent slopes	3.97	6.8%		194	63	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.60	6.1%		**178	**56	**131
Weighted Average					185.2	59	135.6

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

HILLSHADE MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY

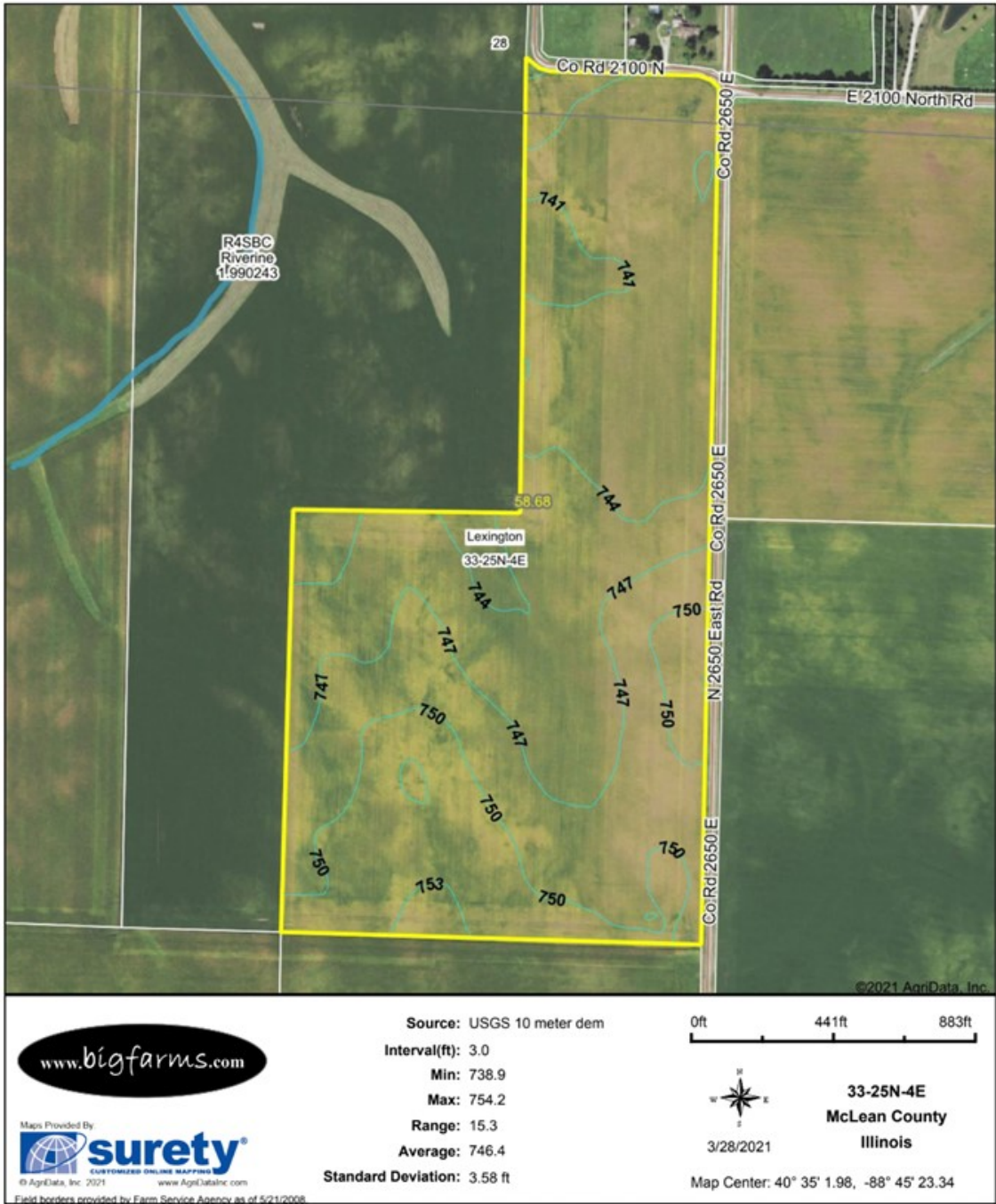


TOPOGRAPHY MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY



CONTOURS MAP 58 ACRE MCCOY FARM, LEXINGTON TOWNSHIP, MCLEAN COUNTY

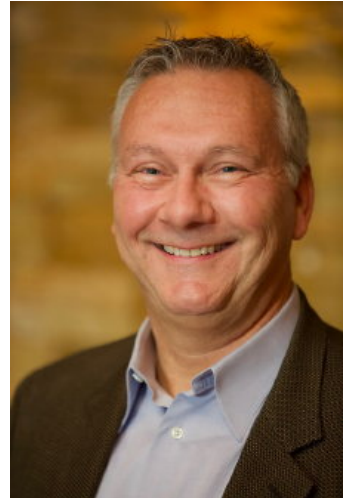
Topography Contours



MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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