



THE LORANDA GROUP, INC.

presents



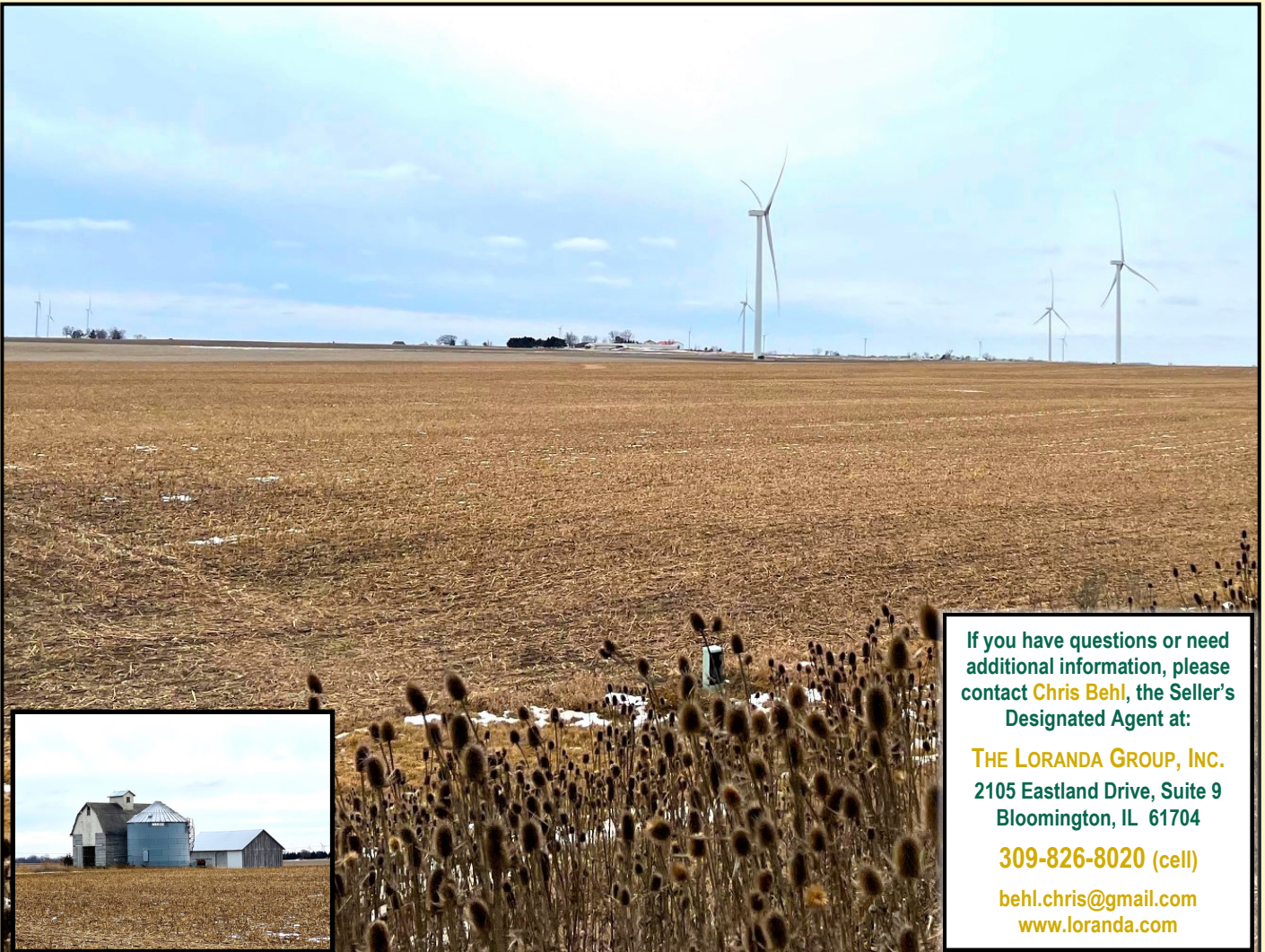
75.87 +/- Acres - Marshall County, IL

The Loranda Group, Inc. is pleased to offer for sale The McBride Farm for the Philip A. Schmillen Trust, 75.8 acres located ½ mile west of Rutland or 32 miles north of Bloomington in Section 13 of Bennington Township, Marshall County, Illinois.

This property contains approximately 73.26 tillable acres. The predominant soil types - Rutland silt loam, Streator silty clay loam, and Wenona silt loam have a soil productivity index (P.I.) of 129.6 and the topography would be considered nearly level to gently sloping. The real estate taxes paid in 2021 were \$2,577.98 or \$34.01 per acre and the farm is improved with a grain bin, crib, and storage shed.

The asking price for the farm is \$1,129,420 or \$14,900 per acre. Currently, the lease is open for the 2022 crop year and though there are no wind turbines on the farm there is a lease with TransAlta Prairie Violet Wind LLC that includes a payment of approximately \$753.00 per year. Finally, the farm is located 1 mile south of the Ruff Brothers Grain Rail shuttle facility, which offers very competitive grain bids throughout the year.

Driving Directions: From the intersection of Illinois Highway 17 and Interstate 39 at Wenona, Illinois travel west on Highway 17 for 0.5 miles to County Road 3000 East. Turn left/south on 3000 East, travel just over 3 miles, and the farm will be on your left/east. GPS: 40.982, -89.061



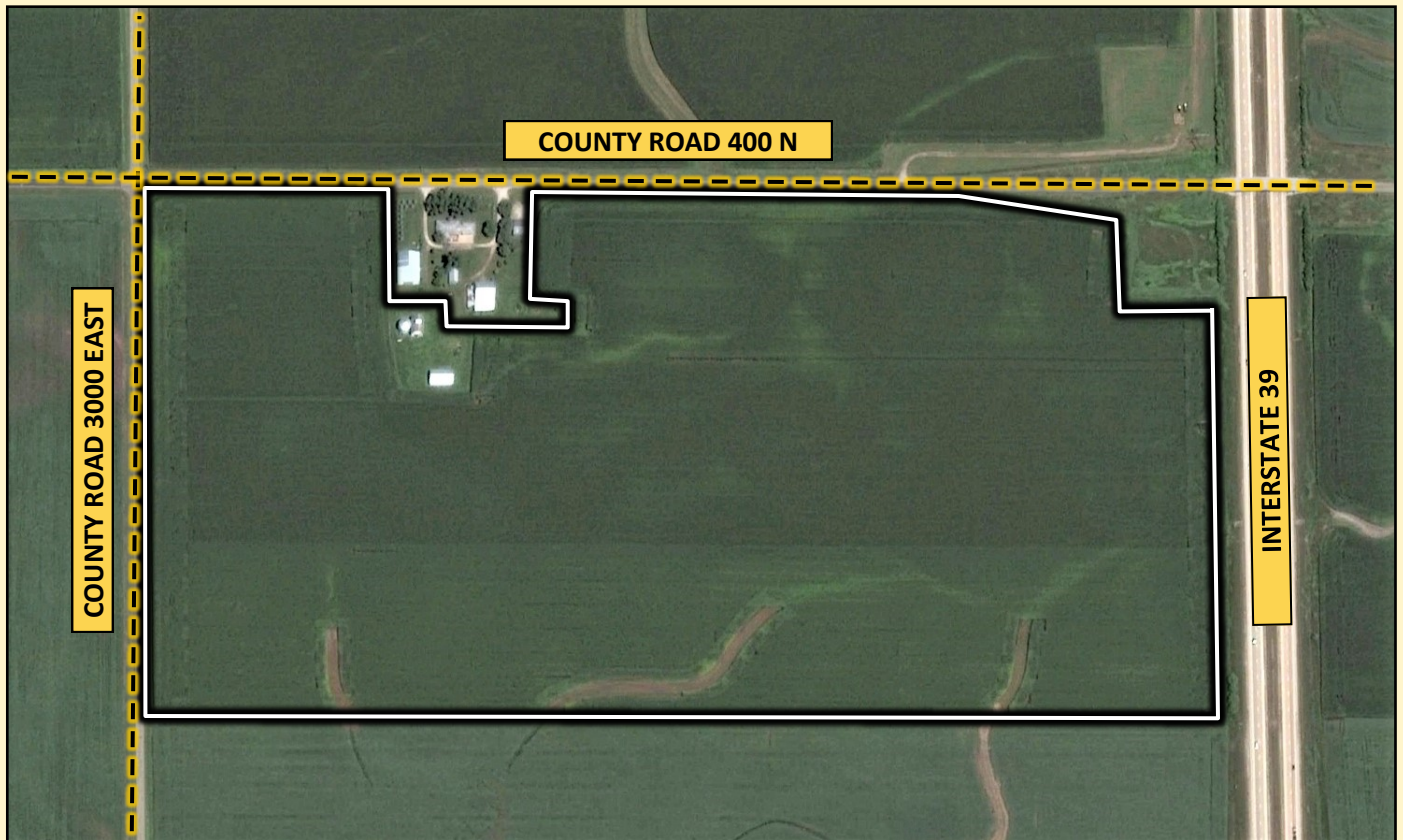
If you have questions or need additional information, please contact **Chris Behl**, the Seller's Designated Agent at:

THE LORANDA GROUP, INC.
2105 Eastland Drive, Suite 9
Bloomington, IL 61704

309-826-8020 (cell)

behl.chris@gmail.com
www.loranda.com

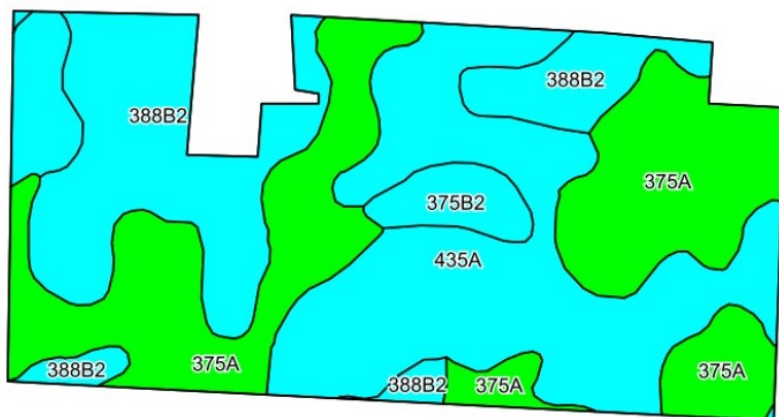
AERIAL PHOTOGRAPH



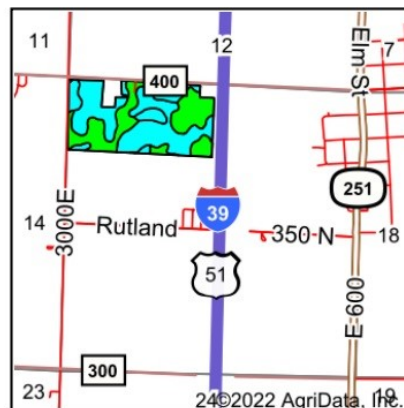
Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice, and the stated price and terms are subject to change without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspection appointments, and offers must be channeled through the Seller's Designated Agent.



Soil Information - Marshall County 75.87 Acres



©2022 AgriData, Inc.



State: **Illinois**
 County: **Marshall**
 Location: **13-29N-1E**
 Township: **Bennington**
 Acres: **73.78**
 Date: **1/22/2022**

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



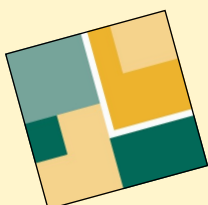
Soils data provided by USDA and NRCS.

Area Symbol: IL123, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
375A	Rutland silt loam, 0 to 2 percent slopes	26.97	36.6%		180	58	133
435A	Streator silty clay loam, 0 to 2 percent slopes	25.86	35.1%		177	58	131
**388B2	Wenona silt loam, 2 to 5 percent slopes, eroded	18.55	25.1%		**164	**53	**123
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	2.40	3.3%		**171	**55	**126
Weighted Average					174.6	56.6	129.6

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3



THE LORANDA GROUP, INC.

is a diversified agricultural real estate services firm headquartered in Bloomington, IL with offices across the Midwest. We offer auction, brokerage, sale/leaseback, and consulting services to agricultural and recreational landowners.

