



THE LORANDA GROUP, INC.

presents

39.0 (+/-) Acres - Logan County, IL



The Loranda Group, Inc. is pleased to offer The Mt. Pulaski West Farm for John and Clifford Kent, 39+/- acres located 5 miles south of Mt. Pulaski or 20 miles northeast of Springfield. The farm southeast corner is described as 075 St. and 1500 Ave. in Section 16, Mt. Pulaski Township (South Part), Logan County, Illinois.

According to the local Farm Service Agency, this property contains 38.59 cropland acres. The predominant soil types are St Charles silt loam, Keomah silt loam, and Sawmill silt loam with a soil productivity index (P.I.) of 121.1. The topography would be considered gently sloping and the real estate taxes paid in 2021 were \$1,018.22 or \$26.10 per acre.

The asking price for the farm is \$507,000 or \$13,000 per acre. A crop share lease is in place for the 2022 crop year.

Driving Directions:

- From the intersection of Illinois Highway 121 and Illinois Highway 54, travel southwest on Illinois Highway 54 approximately 2 miles to 1500th Avenue. Turn left/south on 1500th Avenue approximately 4 miles and the farm will be on your right/west.

GPS Coordinates: 39.931732, -89.310944



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

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309-826-8020 (cell)

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AERIAL PHOTOGRAPH

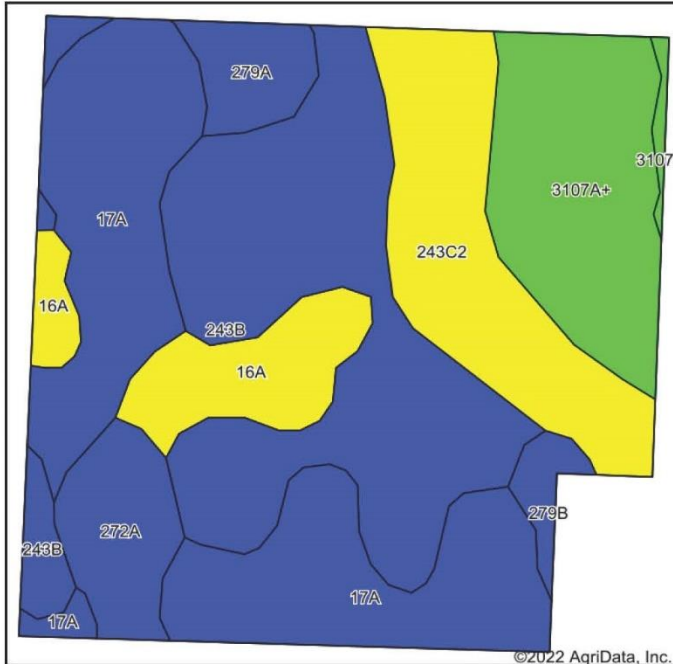


Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice, and the stated price and terms are subject to change without notice or approval.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 - Logan County 38.59 Acres

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: IL107, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**243B	St. Charles silt loam, 2 to 5 percent slopes	10.87	28.2%		**166	**51	**121
17A	Keomah silt loam, 0 to 2 percent slopes	10.21	26.5%		161	51	119
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	5.36	13.9%		**156	**48	**113
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	5.19	13.4%		189	60	139
16A	Rushville silt loam, 0 to 2 percent slopes	2.86	7.4%		147	48	109
272A	Edgington silt loam, 0 to 2 percent slopes	2.09	5.4%		166	54	124
279A	Rozetta silt loam, 0 to 2 percent slopes	1.25	3.2%		164	51	120
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.57	1.5%		**162	**50	**119
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.19	0.5%		189	60	139
Weighted Average					165	51.8	121.1

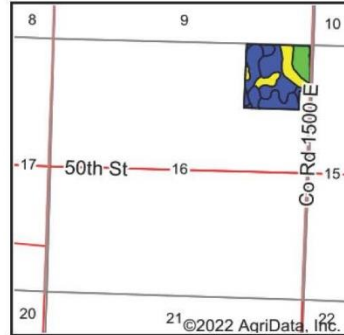
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

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

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State: Illinois
County: Logan
Location: 16-17N-2W
Township: Mount Pulaski
Acres: 38.59
Date: 1/20/2022

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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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.

