



THE LORANDA GROUP, INC.

presents

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



The Loranda Group, Inc. is pleased to offer The Mt. Pulaski East Farm for John and Clifford Kent, 40 acres located 5 miles south of Mt. Pulaski or 20 miles northeast of Springfield. The farm southeast corner is described as 050 St. and 1575 Ave. in Section 16, Mt. Pulaski Township (South Part), Logan County, Illinois.

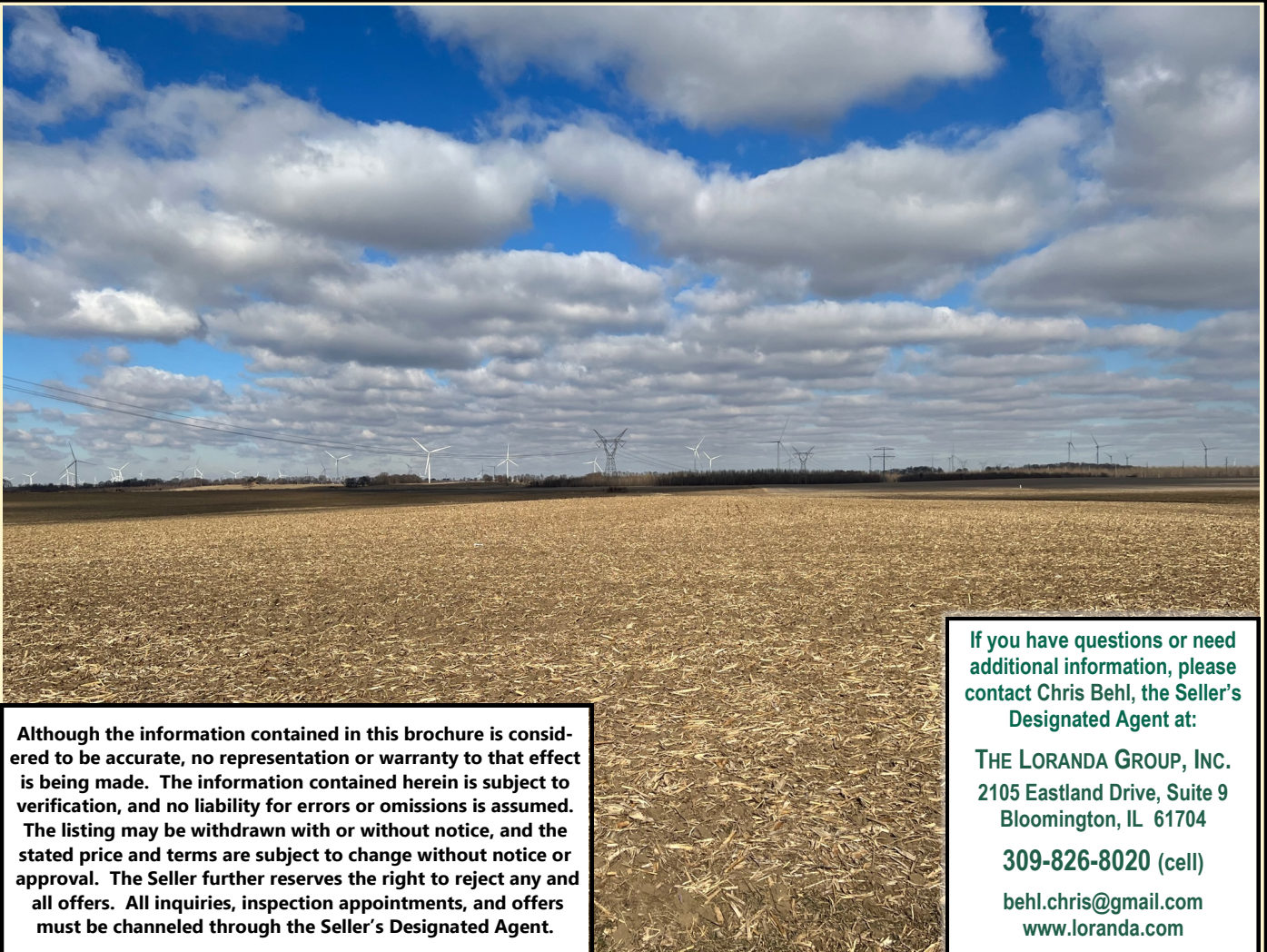
According to the local Farm Service Agency, this property contains 39.89 cropland acres. The predominant soil types are Sable silty clay loam, Tama silt loam, Tice silty clay loam, and Sawmill silt loam with a soil productivity index (P.I.) of 135.2. The topography would be considered gently sloping and the real estate taxes paid in 2021 were \$1,668.06 or \$41.70 per acre.

The asking price for the farm is \$640,000 or \$16,000 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 1 mile to 1600th Avenue. Turn left/south on 1600th Avenue approximately 4.5 miles. Turn right/west .3 miles and the farm will be on your right/north.

GPS Coordinates: 39.924, -89.298



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 The listing may be withdrawn with or without notice, and the stated price and terms are subject to change without notice or approval.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.

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

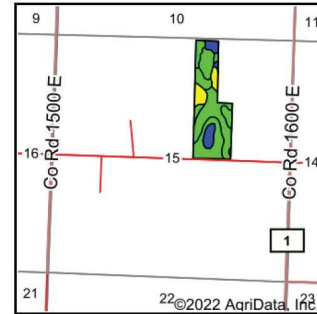
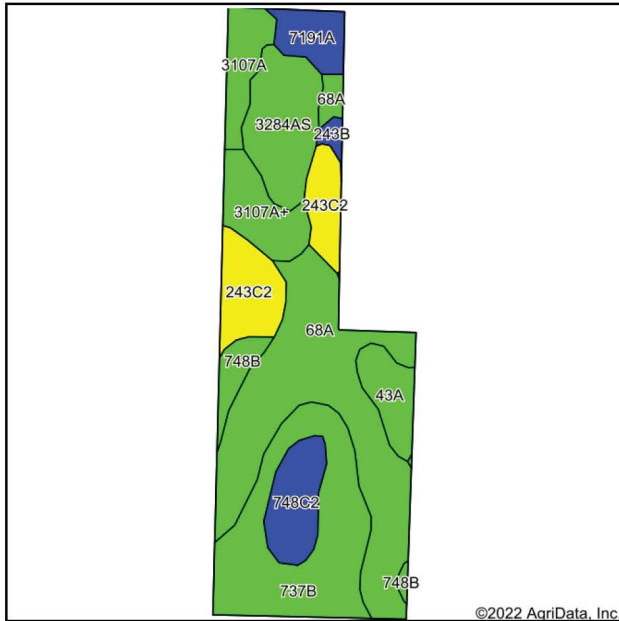
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Soil Information - Logan County 39.77 Acres

Soils Map



State: Illinois
County: Logan
Location: 15-17N-2W
Township: Mount Pulaski
Acres: 39.77
Date: 1/17/2022

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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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
68A	Sable silty clay loam, 0 to 2 percent slopes	12.23	30.8%		192	63	143
**737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	8.12	20.4%		**186	**59	**138
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	4.00	10.1%		**156	**48	**113
3284AS	Tice silty clay loam, sandy substratum, 0 to 2 percent slopes, frequently flooded	4.00	10.1%		184	57	134
**748C2	Piano silt loam, sandy substratum, 5 to 10 percent slopes, eroded	2.44	6.1%		**173	**53	**126
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	2.41	6.1%		189	60	139
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	1.82	4.6%		189	60	139
43A	Ipava silt loam, 0 to 2 percent slopes	1.75	4.4%		191	62	142
7191A	Knight silt loam, 0 to 2 percent slopes, rarely flooded	1.58	4.0%		162	54	121
**748B	Piano silt loam, sandy substratum, 2 to 5 percent slopes	1.11	2.8%		**184	**56	**134
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.31	0.8%		**166	**51	**121
Weighted Average					183.2	58.4	135.2

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



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.

