



AG SERVICES

6 Heartland Drive Suite A
Bloomington, IL 61704

Presents the:

The Blackburn College Farm

376.72 Acres +/-

**Charlotte Township
Livingston County, Illinois**



Dan Patten, Broker (309) 530-1575

dpatten@firstmid.com

David Klein, Designated Managing Broker (309) 665-0961 dklein@firstmid.com

GENERAL INFORMATION

SELLER(S): Blackburn College

METHOD OF SALE: Private Treaty Listing

DESCRIBED AS: All that part of the Southeast Quarter of Section Two and of the East Half of the Southwest Quarter of Section Two which lies South of the Vermillion River; also the Northeast Quarter of Section Eleven and the East Half of the Northwest Quarter of Section Eleven; Excepting therefrom, the following described real estate: The South 352 feet of the East 620 feet of the Northeast Quarter of Section Eleven, all in Township Twenty-Seven North, Range Eight East of the Third Principal Meridian, Charlotte Township, Livingston County, Illinois

LOCATION: 2.7 miles northeast of Charlotte, IL
7 miles north of Chatsworth, IL
23 miles east of Pontiac, IL

LISTING PRICE: \$11,900.00 per acre or \$4,482,968.00

FEATURES: High percentage tillable
Near excellent grain markets
Soil Productivity Index of 123.4



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Daniel Patten, Broker at 309-530-1575

David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117

dklein@firstmid.com

firstmidag.com



TERMS AND CONDITIONS

CONTRACT:	Buyer(s) will enter into a Seller provided contract with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. 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:	The agricultural lease is cash rented for 2023. The Seller will terminate the 2023 lease. The Seller will retain the 2023 cash rent.
REAL ESTATE TAXES:	The 2023 real estate taxes, special assessments due and payable in 2024 shall be paid by the Seller. The Seller will give a credit at closing for any unpaid 2023 real estate taxes. The 2024 real estate taxes, special assessments due and payable in 2025 shall be paid by the Buyer.
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:	Daniel Patten is a designated agent with First Mid Wealth Management Company and represents the Sellers in this transaction.

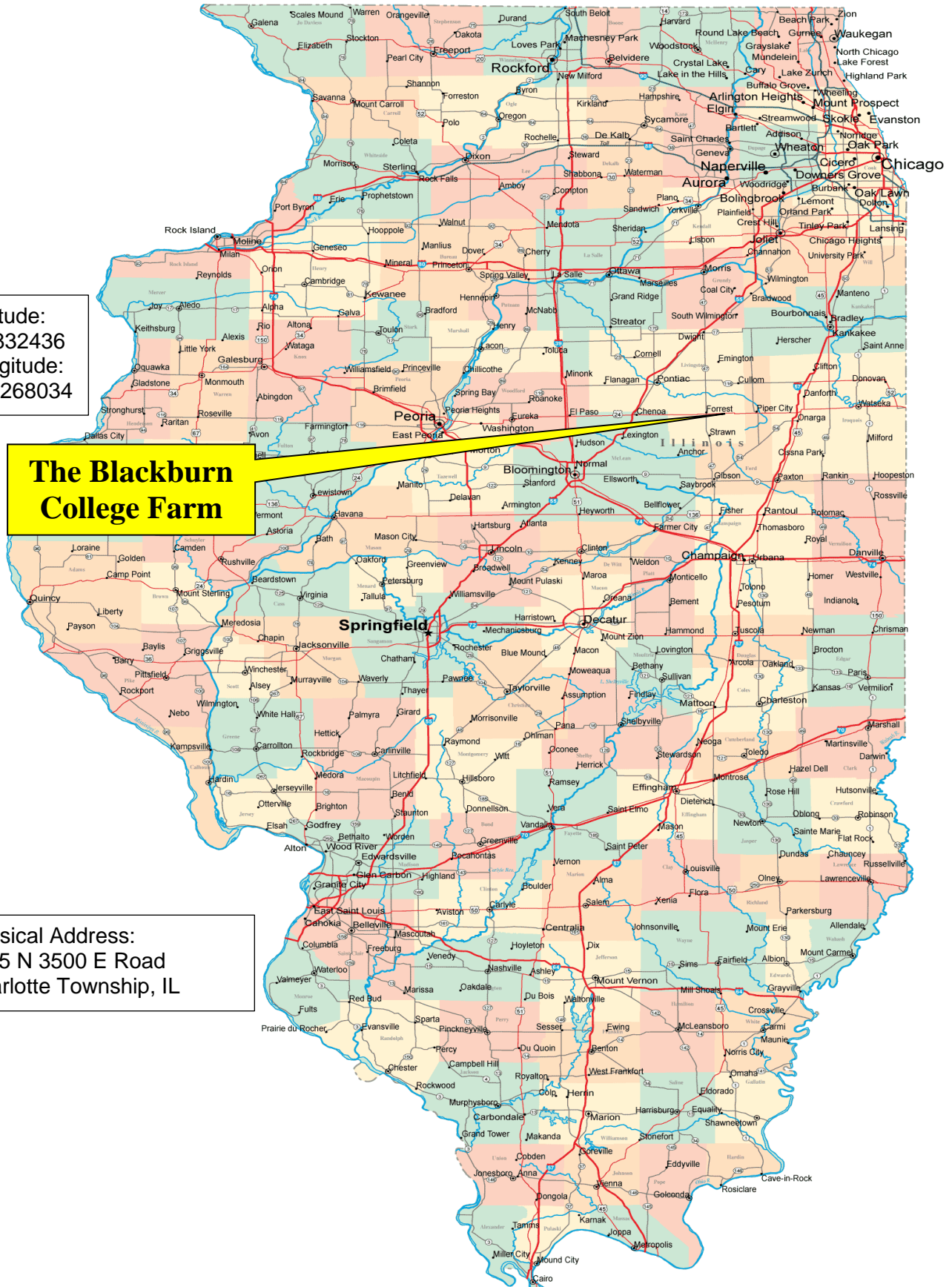


AREA MAP

Latitude:
40.832436
Longitude:
-88.268034

**The Blackburn
College Farm**

Physical Address:
1375 N 3500 E Road
Charlotte Township, IL

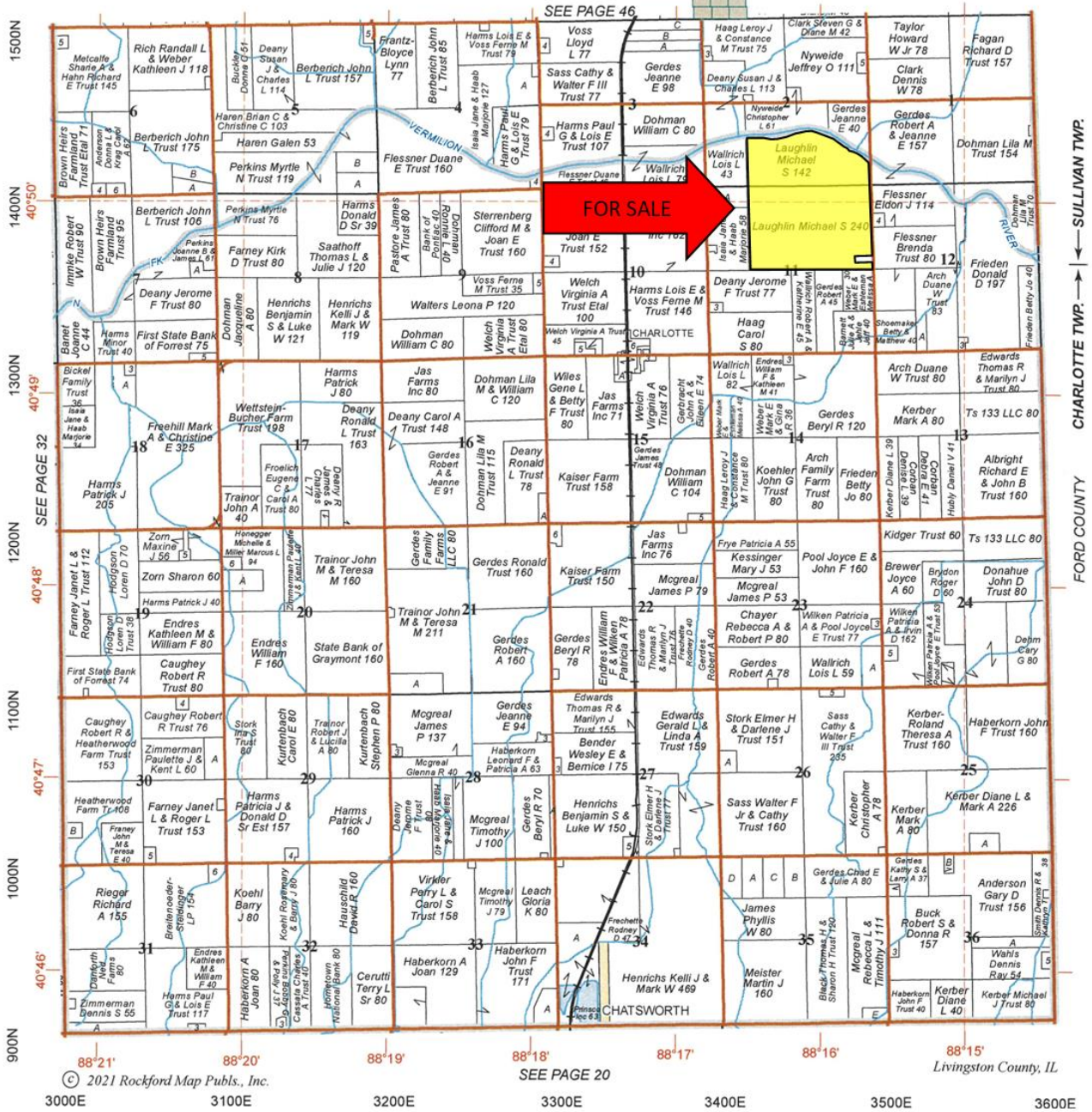


PLAT MAP

CHARLOTTE SOUTH PART SULLIVAN

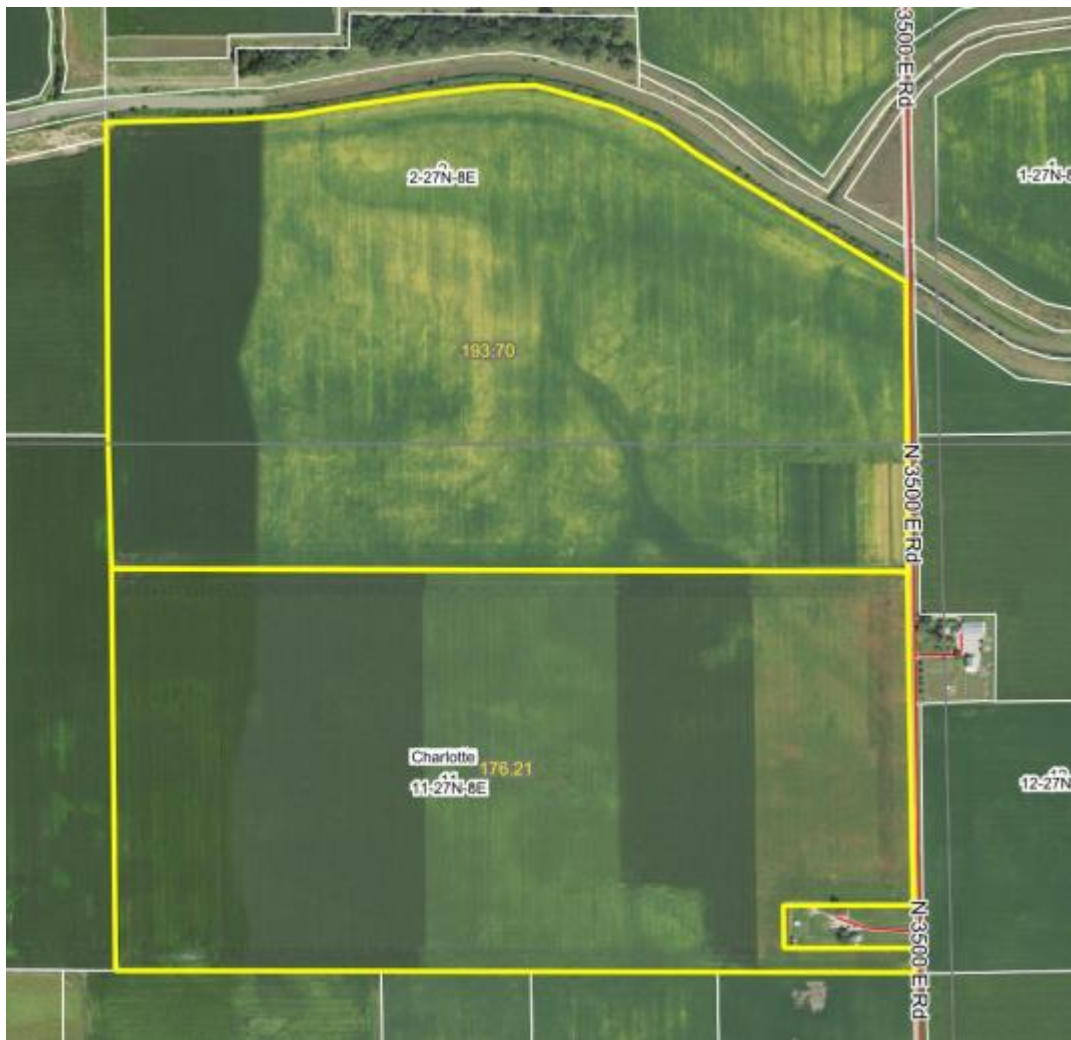
T.27N.-R.8E.

Refer to page 76 for keyed parcels



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AERIAL PHOTOGRAPH



Source: AgriData, Inc All lines are approximate.

FSA INFORMATION

FSA FARM # / TRACT #	13832/3780
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Tract contains a wetland or farmed wetland
FSA FARMLAND ACRES	373.03
DCP CROPLAND ACRES	369.91
CORN BASE ACRES	184.68
PLC YIELD CORN	156
SOYBEAN BASE ACRES	184.68
PLC YIELD SOYBEANS	45

Source: Livingston County, Illinois USDA FSA Office

ADDITIONAL INFORMATION

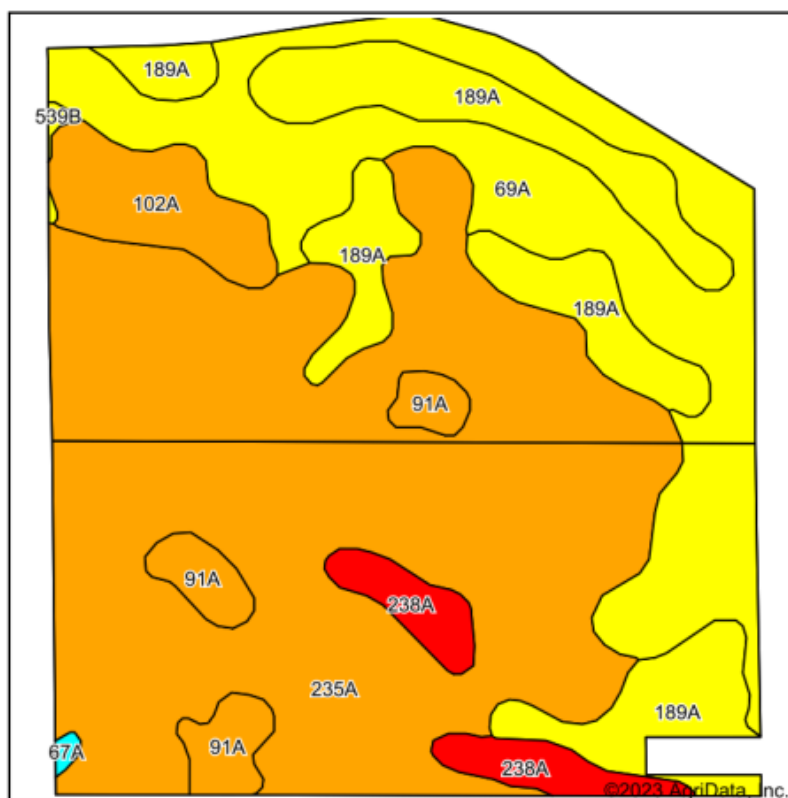
REAL ESTATE TAX INFORMATION:

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2022 Assessment</u>	<u>2022 Tax Rate</u>	<u>2022 Taxes Paid in 2023</u>
24-24-11-200-001(part)	235*	\$96,076*	8.621240%	\$8,432.18*
24-24-02-400-004	141.73	\$57,800	8.621240%	\$5,116.18

**Parcel Number 24-24-11-200-001 included building site of 5 acres that has been sold. The information above does not include the assessment of those improvements. Please contact First Mid Ag Services for a copy of the tax bill.*

Taxing bodies: Cullom Unit #6J, Livingston County, Kankakee CC #520, Charlotte Road District, Charlotte Township, Caps-Chatsworth #44, Chatsworth Fire 02, Chatsworth Area Library, Rural SELCAS, Townships 11-17-23-24

SOIL MAP



Source: AgriData, Inc. All lines and estimates are approximate.

Soil Name	Acres	Soil #	Corn Bu/A	Soybeans Bu/A	Soil Productivity 811	Approx. % Soil
Bryce silty clay, 0-2% slopes	192.70	235A	162	54	121	52.1%
Milford silty clay loam, 0-2% slopes	78.78	69A	171	57	128	21.3%
Martinton silt loam, 0-2% slopes	57.64	189A	173	57	130	15.6%
La Hogue loam, 0-2% slopes	15.18	102A	162	52	121	4.1%
Rantoul silty clay, 0-2% slopes	12.25	238A	144	49	109	3.3%
Swygert silty clay loam, 0-2% slopes	12.2	91A	158	52	118	3.3%
Wenona silty loam, loamy substratum, 2-5% slopes	0.61	539B**	175**	56**	130**	0.2%
Harpster silty clay loam, 0-2% slopes	0.55	67A	182	57	133	0.1%
Estimated Weighted Soil Productivity using Bulletin 811:					123.4	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 165 weighted average and 54.8 on soybean yield PI for this farm.
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.