



THE CAMERON FARM

76.00 ACRES

SECTION 25 - MAY TOWNSHIP

CHRISTIAN COUNTY, IL

39.5493, -89.1546

FARM FOR SALE

76.00 ACRES - \$11,000/AC or \$836,000

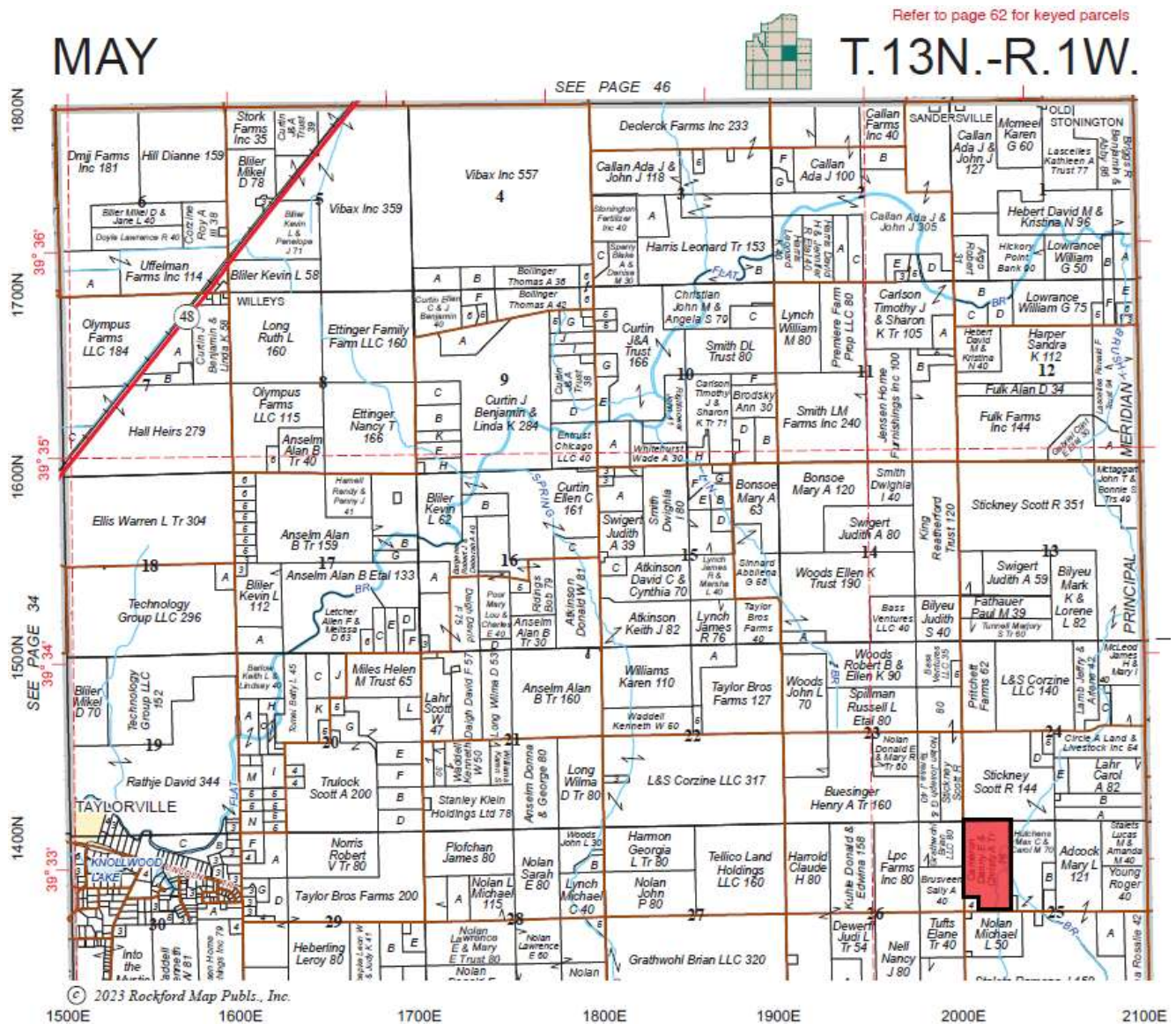
61.65 FSA Cropland Acres, Class B 118.1 Soil PI

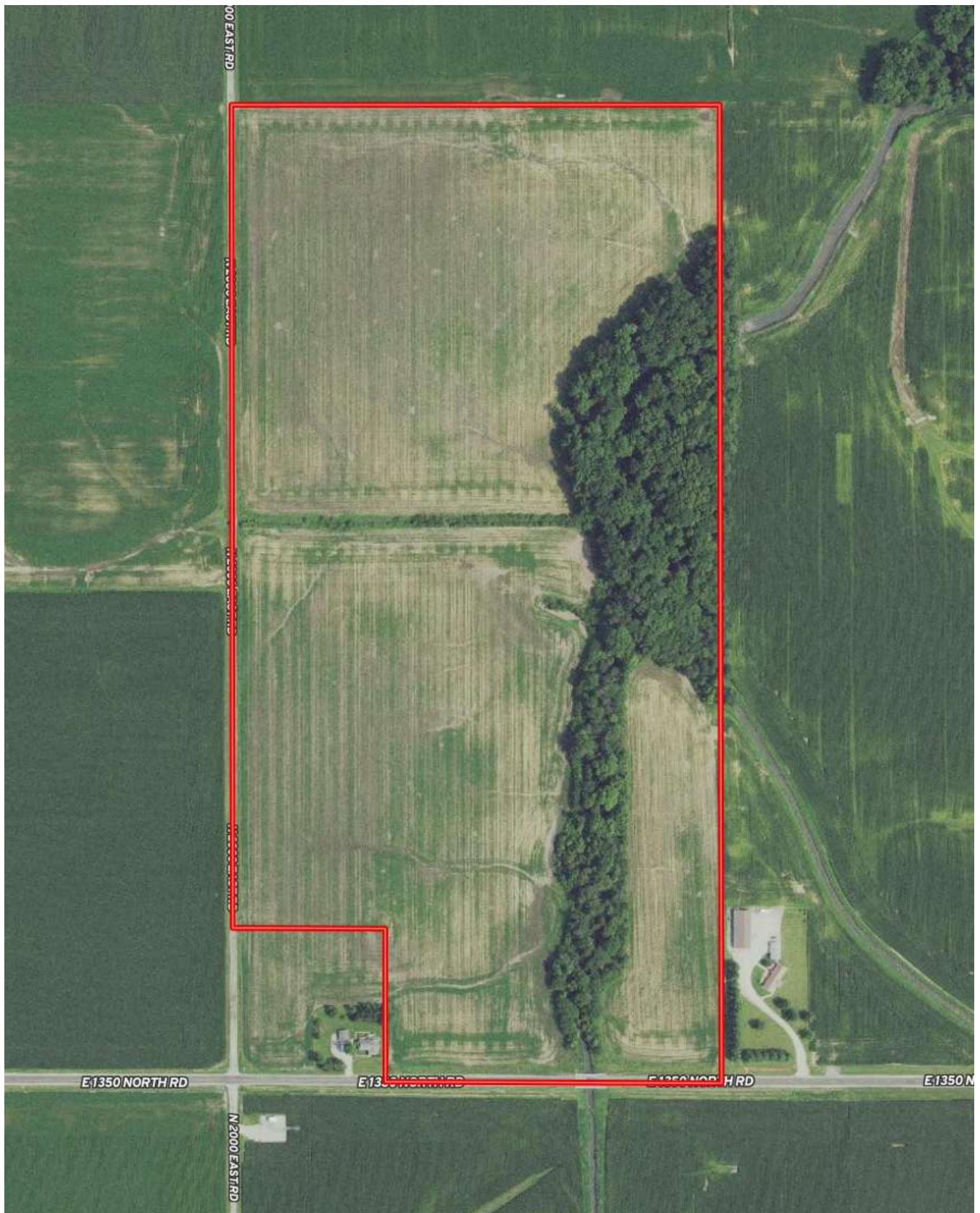
Open Lease / Crop Income Available for 2025 Crop Year

Pt. of the W ½ NW ¼ of Section 25 – T13N – R1W - May Township, Christian County, IL

Farm conveniently located along Taylorville-Assumption Blacktop (1350N) & 2000E

PIN: 08-14-25-100-001-00; 2023 RE Tax Pd 2024 - \$1,898.44 (\$24.98/ac)



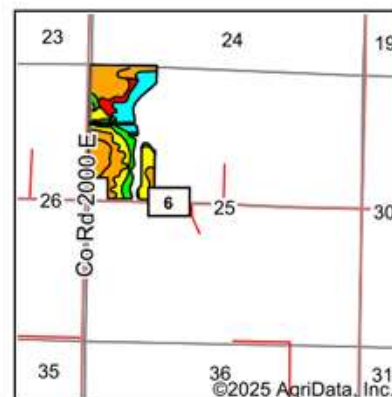
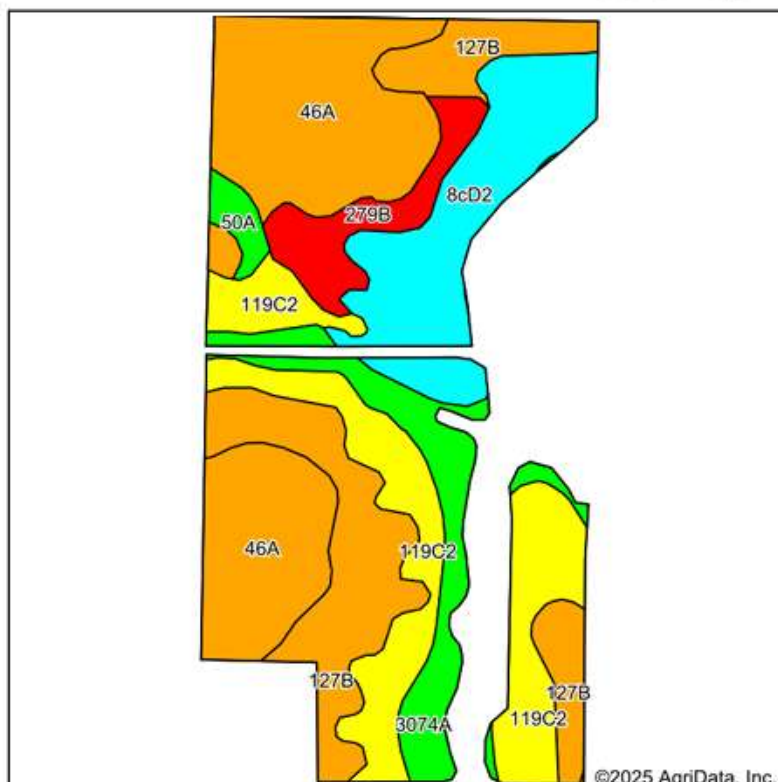


Matt Rhodes, Broker

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Soils Map



State: **Illinois**
 County: **Christian**
 Location: **25-13N-1W**
 Township: **May**

GESWEIN
 FARM & LAND

Maps Provided by:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL021, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
46A	Herrick silt loam, 0 to 2 percent slopes	16.84	27.6%		181	58	133	85	85	70
**127B	Harrison silt loam, 2 to 5 percent slopes	12.45	20.4%		**177	**54	**129	83	83	67
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	12.34	20.2%		**140	**46	**104	69	69	45
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	9.21	15.1%		**107	**37	**82	75	75	58
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	5.81	9.5%		**186	**58	**136	71	71	66
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.47	5.7%		**161	**50	**118	87	87	78
**50A	Virden silty clay loam, 0 to 2 percent slopes	0.92	1.5%		**186	**60	**138	82	82	67
Weighted Average					160.1	51.2	118.1	*n 78.6	*n 78.6	*n 62.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

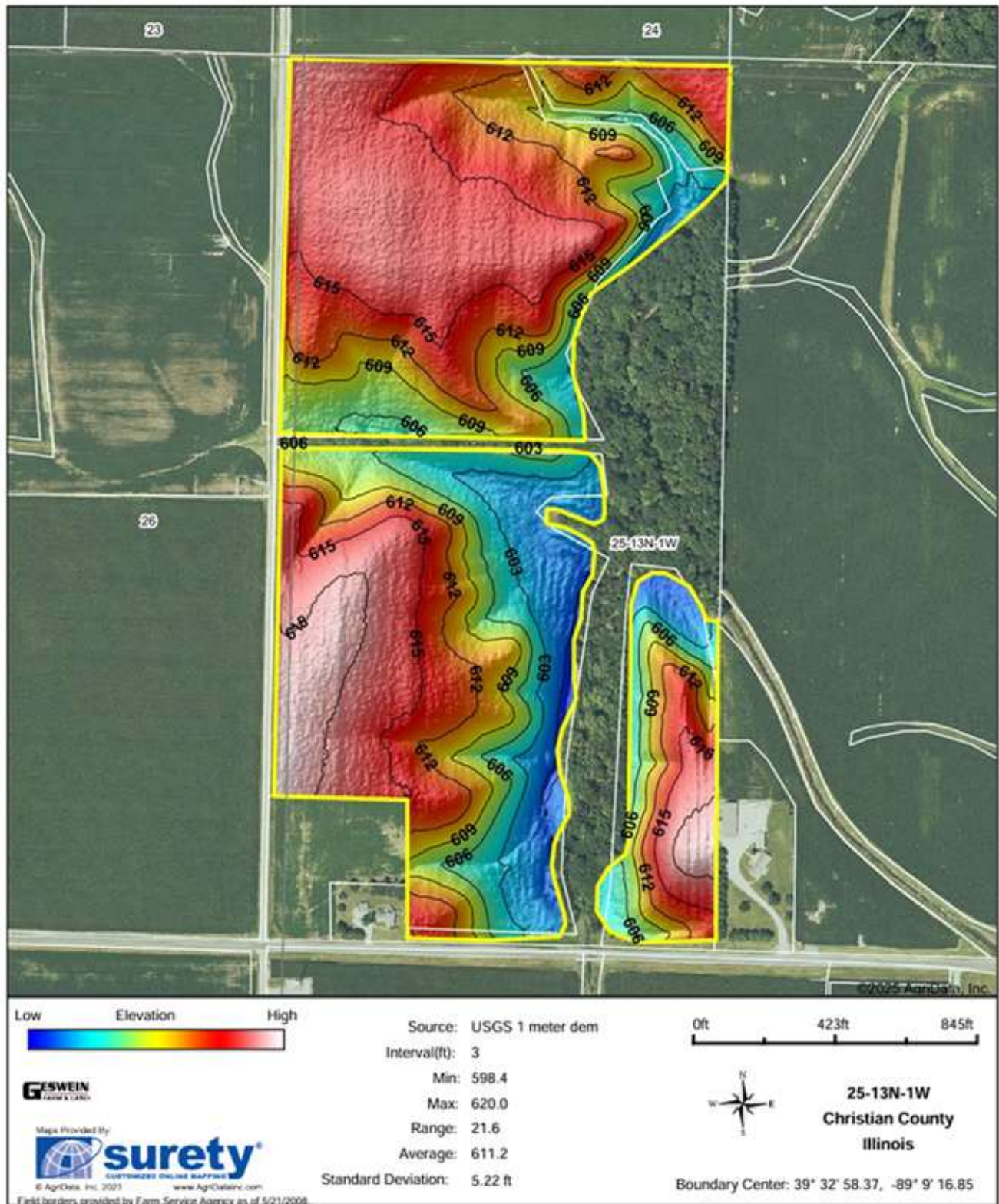
*n: The aggregation method is "Weighted Average using all components"

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Topography Hillshade



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Southeast View

Southwest View



Northeast View



Northwest View

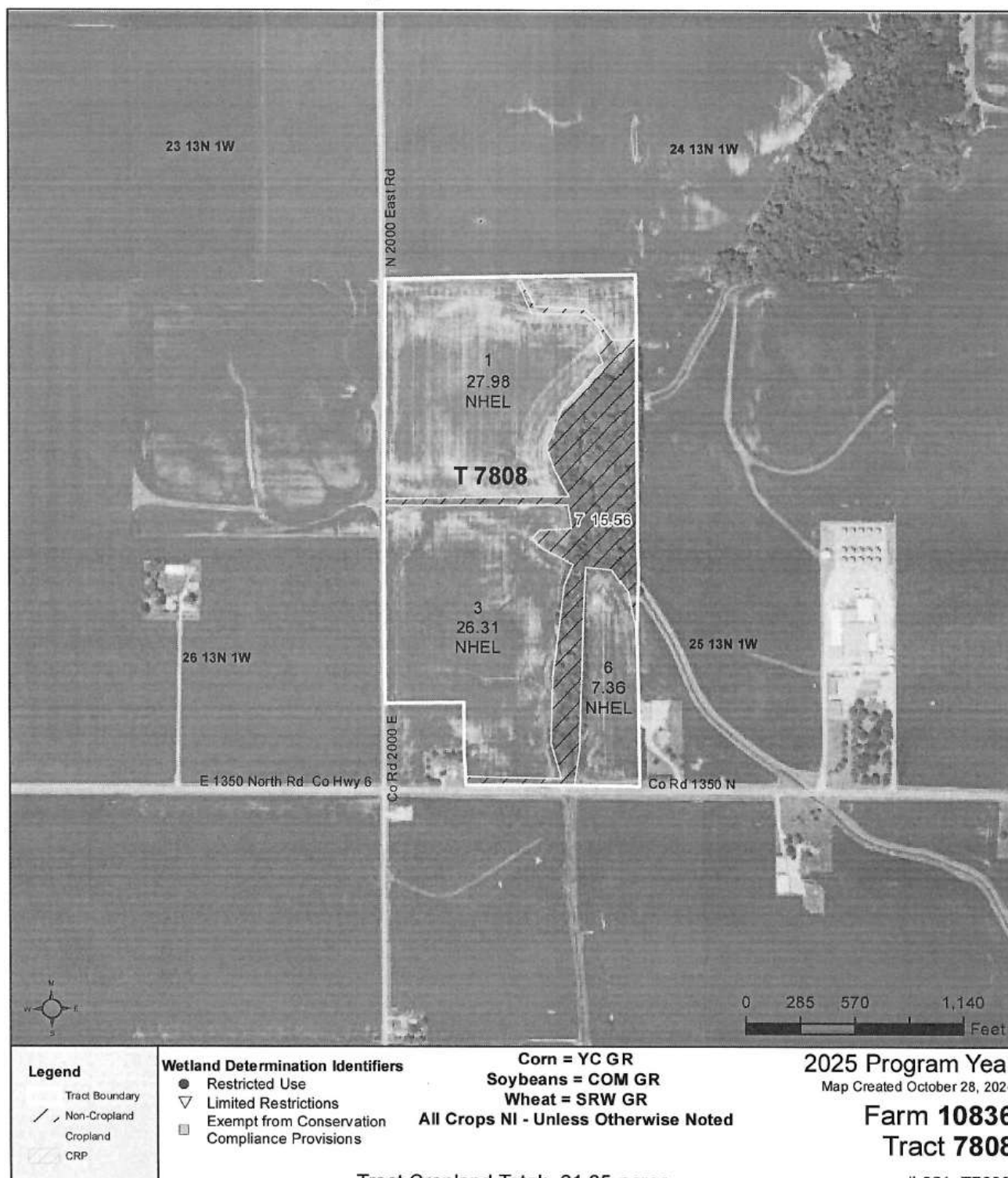


Information provided is believed to be accurate and representative; any lines drawn are for illustration purposes and subject to verification. Property is being sold in as-is condition. No liability for errors or omissions is assumed by the seller or their agents. Geswein Farm & Land Realty and Matt Rhodes are the agents for the seller only.



United States
Department of
Agriculture

Christian County, Illinois



The farm is classified as NHEL and the wetland determinations has not been complete. There are 61.65 cropland acres with no acreage enrolled in CRP. Areas along the creek and Brushy Branch are in the floodplain primarily containing non-tillable acreage.

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"WE ARE INCREDIBLY
HONORED
TO BE NAMED ONE OF
AMERICA'S BEST BROKERAGES
FOR 2024 BY THE LAND
REPORT," SAID
JOHNNY KLEMME,
CO-OWNER AND PRINCIPAL
ADVISOR AT GESWEIN FARM &
LAND. "THIS RECOGNITION
IS A TESTAMENT TO THE HARD
WORK AND **DEDICATION**
OF OUR ENTIRE TEAM, AND IT
REINFORCES OUR
COMMITMENT
TO DELIVERING EXCEPTIONAL
SERVICE AND VALUE
TO OUR CLIENTS."



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The
LandReport

2024
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