

41 ACRE ANCHOR FARM

**Rt 165
Cropsey IL 61731**

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	McLean
Township:	Cropsey Township, McLean County
Gross Land Area:	41. Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$430,500
Unit Price:	\$10,500
Productivity Index (PI):	PI Index is 126.5
Buildings:	No Buildings
Zoning:	Agriculture



41 Acres of high quality farmland in McLean County, Illinois. Strong PI of 126.5. Great road frontage on IL Rt. 165. Farm has half a mile of frontage on State Route 165 and 660 feet of frontage on County road 3600 E. Lease back only with good cash rent available from seller.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 41 Ac Anchor Farm
Tax ID Number/APN: 11-31-300-003
Possible Uses: Agriculture Production. Half a mile of road frontage on State Rt. 165 would allow for many different uses including home sites.
Zoning: Agriculture

AREA & LOCATION

Location Description: The farm is located in McLean County Illinois on State Rt. 165. It is between the towns of Colfax and Anchor.
Site Description: Level farmland at the corner of State Rt. 165 and County road 3600E.
Side of Street: North side of State Rt. 165.
Highway Access: Farm has half a mile of frontage on State Rt. 165.
Property Visibility: Excellent frontage on State highway.

LAND RELATED

Lot Frontage (Feet): 2640 feet of frontage on Rt. 165
Lot Depth: 660 feet deep
Buildings: No Buildings
Topography: Level farmland
Soil Type: The primary soil types on this farm are:
Drummer and Elpaso silty clay loams (721A)
Varna silt loam (223B2)
Chenoa silty clay loam (614B)

FINANCIALS

Finance Data Year: The 2017 taxes paid in 2018
11-31-300-003 for 41.162 acres
Real Estate Taxes: The taxes paid on this farm were \$1,069 or \$25.97 per acre.
Investment Amount: The investment for this farm is \$430,500 or \$10,500 per acre.

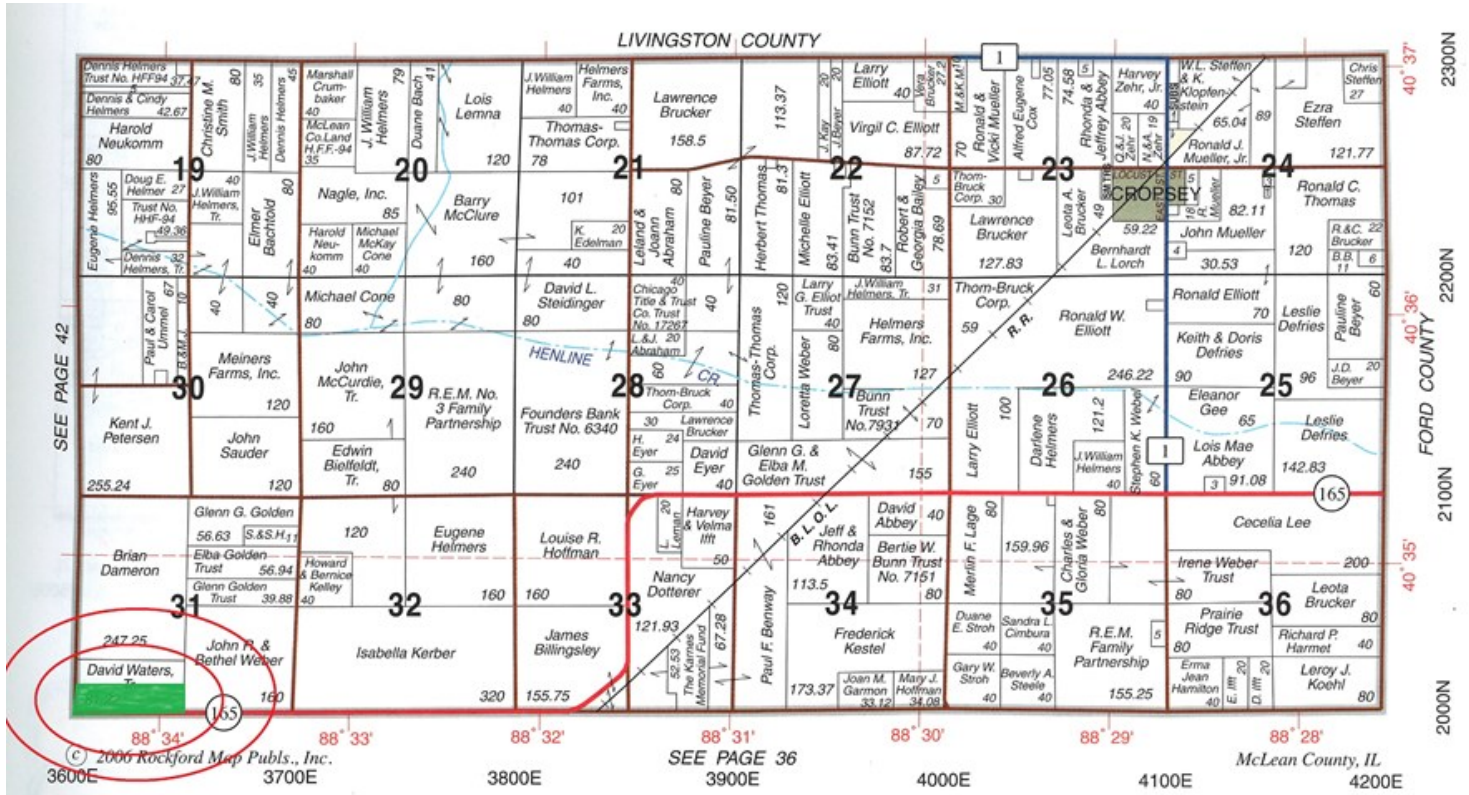
LOCATION

Address: Northwest corner of State Rt. 165 and County Road 3600E.
County: McLean County Illinois

LOCATION OF 81 ACRE CROPSEY TOWNSHIP FARM

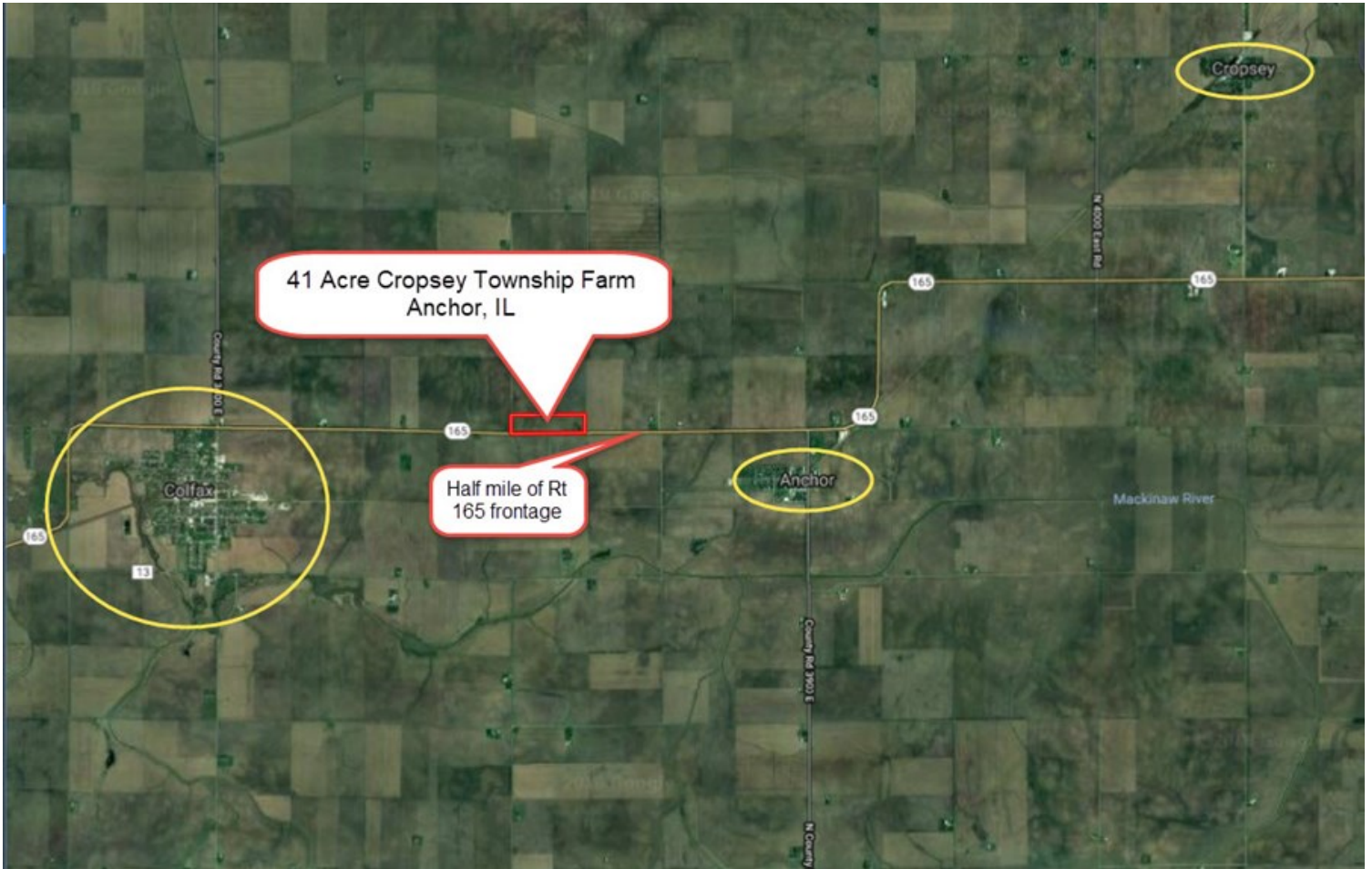


PLAT MAP OF CROPSEY TOWNSHIP



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP

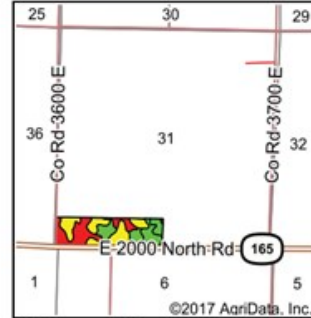
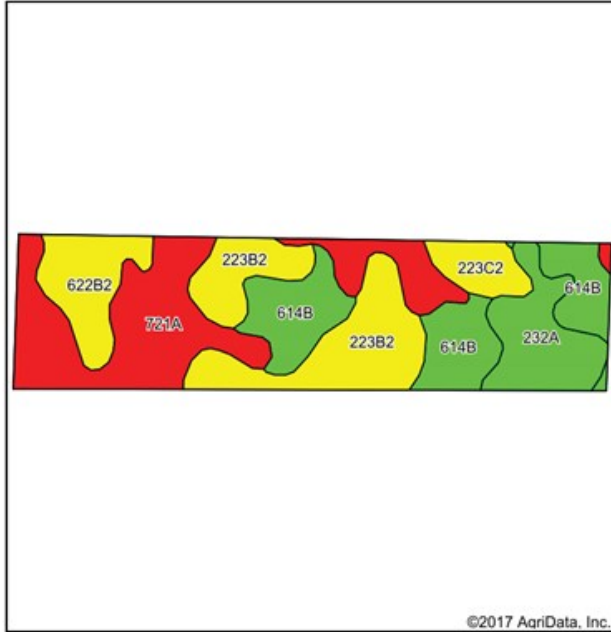


AERIAL MAP OF CROPSEY TOWNSHIP 41 ACRES



SOIL MAP OF ANCHOR 41 ACRES

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **31-25N-6E**
 Township: **Cropsey**
 Acres: **40.73**
 Date: **1/17/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: IL113, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	12.29	30.2%		194	63	143
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	9.09	22.3%		**150	**48	**110
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	8.86	21.3%		**172	**56	**128
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.72	11.6%		170	56	127
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	3.97	9.7%		**153	**50	**114
**223C2	Varna silty clay loam, 4 to 6 percent slopes, eroded	2.00	4.9%		**150	**48	**110
Weighted Average					170.6	55.3	126.1

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:
<https://www.ideals.illinois.edu/handle/2142/10271>

** 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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP

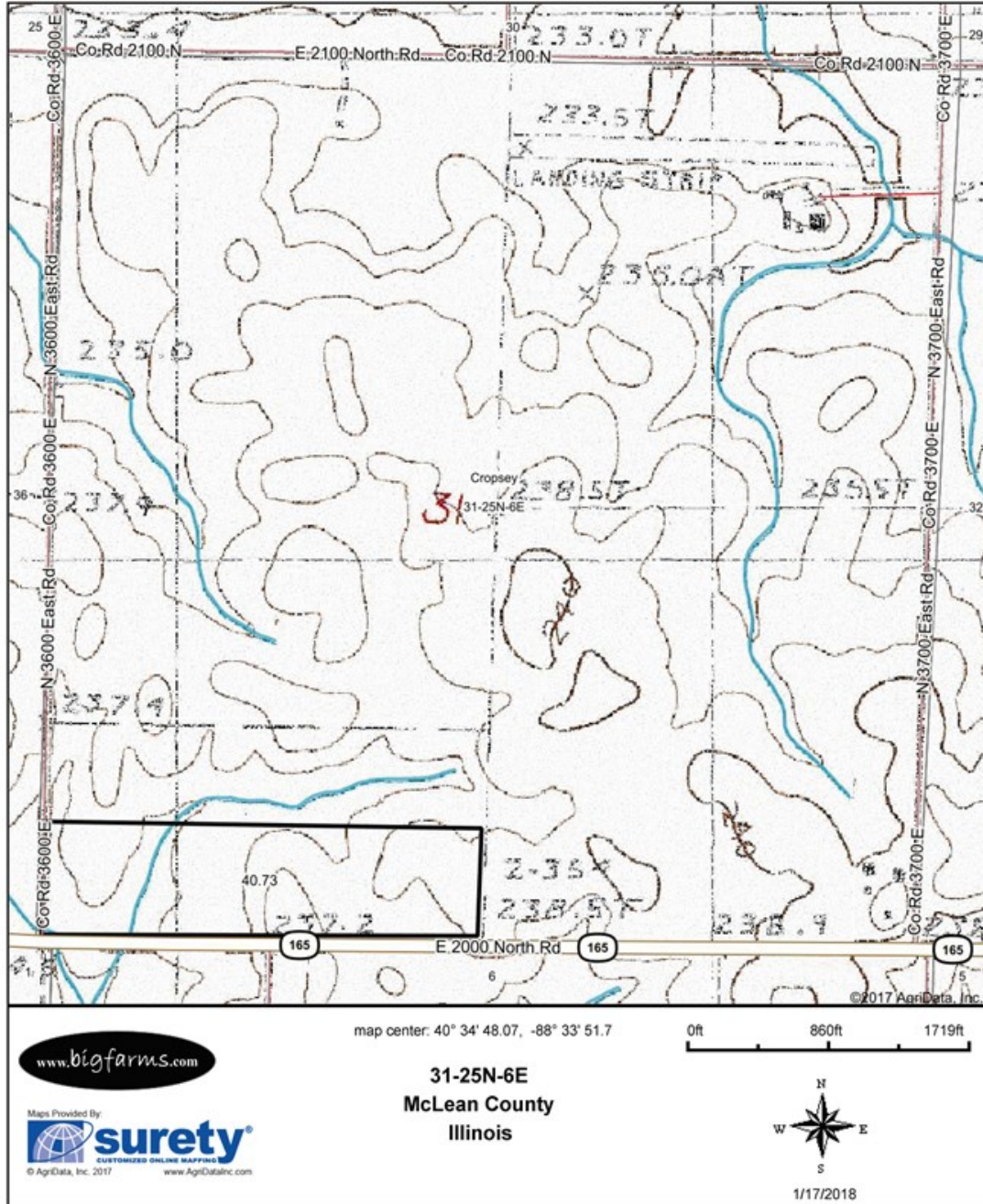
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHICAL MAP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.



Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.

AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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