

81 ACRE CROPSEY 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
Gross Land Area:	81.22 Acres
Property Type:	Vacant farmland
Possible Uses:	Agricultural Production
Total Investment:	\$850,500
Unit Price:	\$10,500
Productivity Index (PI):	PI Index is 126.5
Buildings:	No Buildings
Zoning:	Agriculture



81 Acres of high quality farmland in McLean County, Illinois. Strong PI of 126.5. Great road frontage on IL Rt. 165. Lease back only.

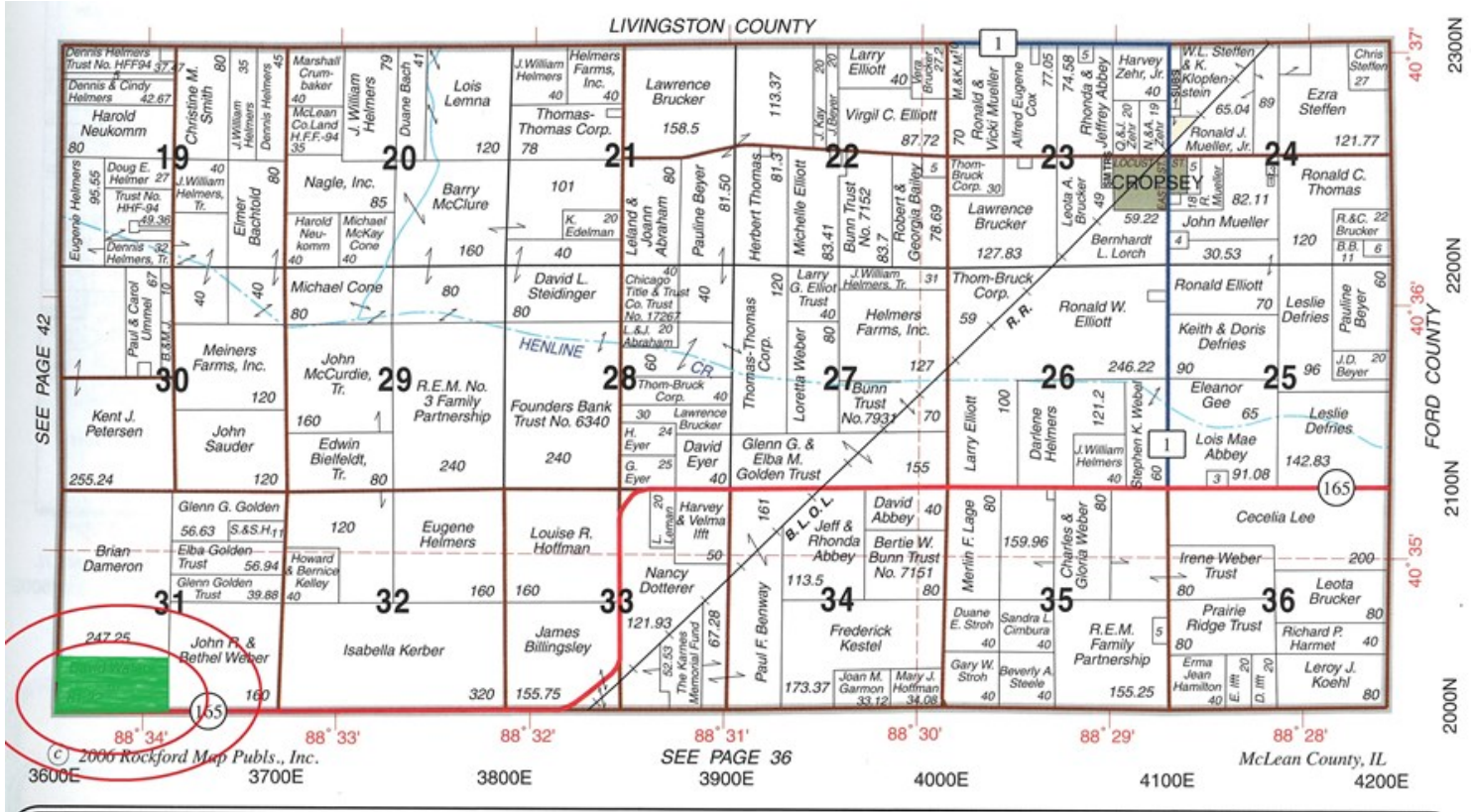
AERIAL MAP OF 81 ACRES CROPSEY TOWNSHIP



LOCATION OF 81 ACRE CROPSEY TOWNSHIP FARM

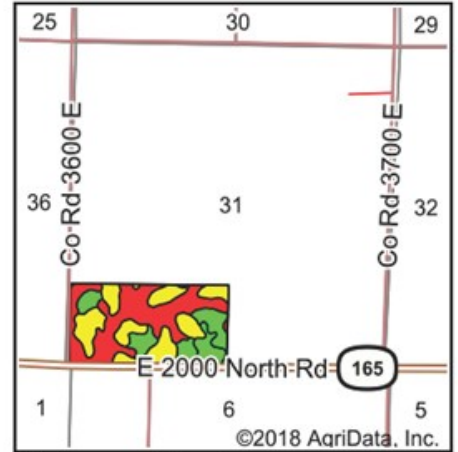
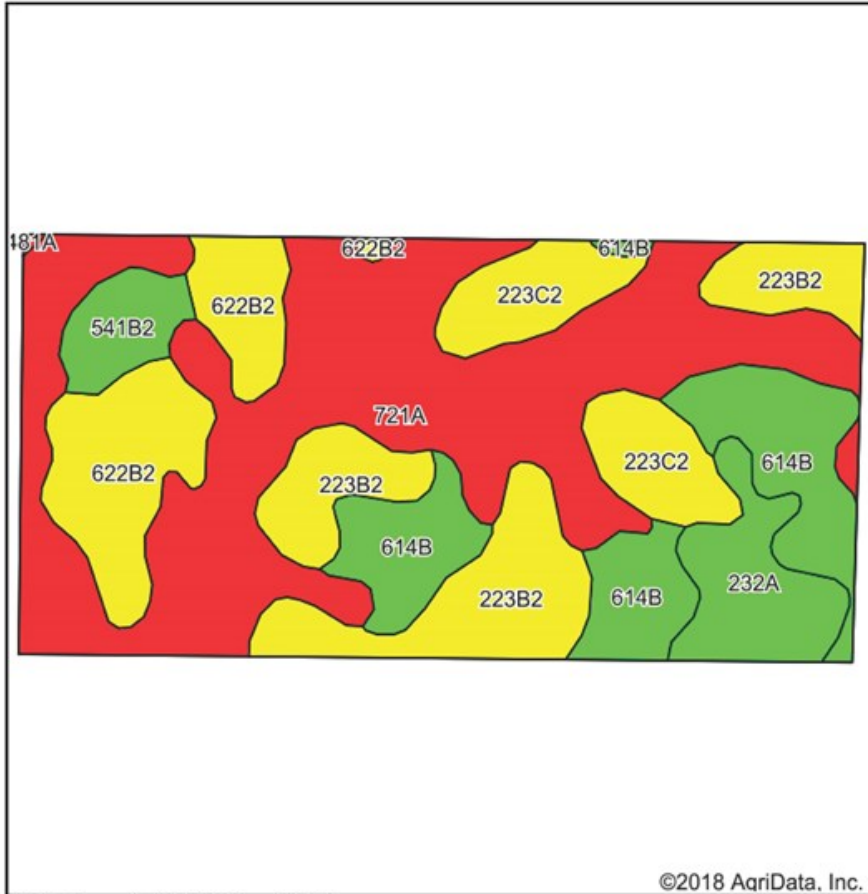


PLAT MAP OF CROPSEY TWP. 81 ACRES



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

SOIL MAP OF 81 ACRES



State: **Illinois**
 County: **McLean**
 Location: **31-25N-6E**
 Township: **Cropsey**
 Acres: **80.22**
 Date: **3/19/2018**



Soils data provided by USDA and NRCS.

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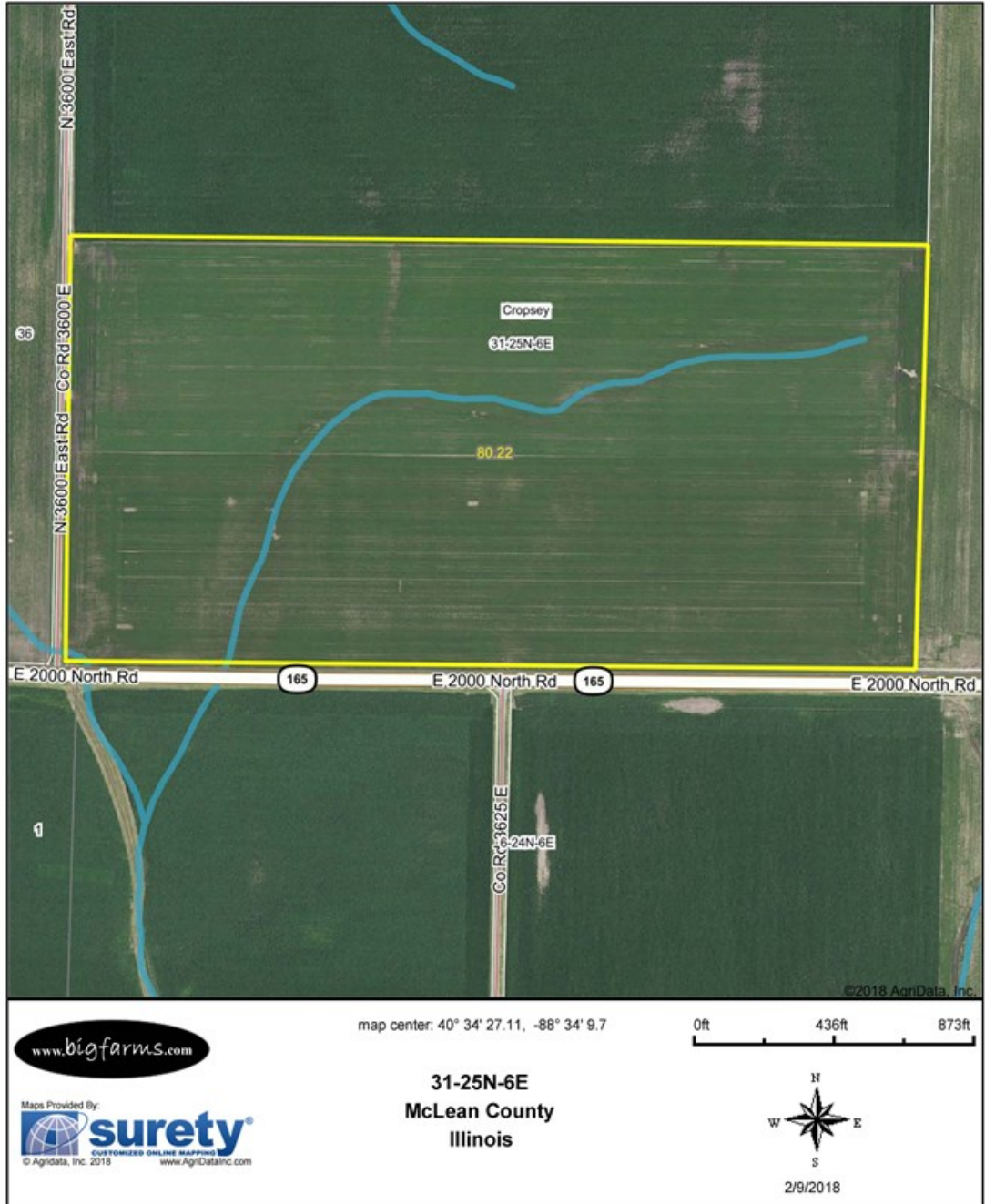
Area Symbol: IL113, Soil Area Version: 13

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	33.28	41.5%	[Red]	194	63	14
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	11.96	14.9%	[Green]	**172	**56	**12
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	11.94	14.9%	[Yellow]	**150	**48	**11
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	9.06	11.3%	[Yellow]	**153	**50	**11
**223C2	Varna silty clay loam, 4 to 6 percent slopes, eroded	6.42	8.0%	[Yellow]	**150	**48	**11
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.94	6.2%	[Green]	170	56	12
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	2.56	3.2%	[Green]	**174	**54	**12
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	0.06	0.1%	[Red]	183	58	13
Weighted Average					173.9	56.3	128.

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

FSA MAP OF CROPSEY TOWNSHIP 81 ACRES

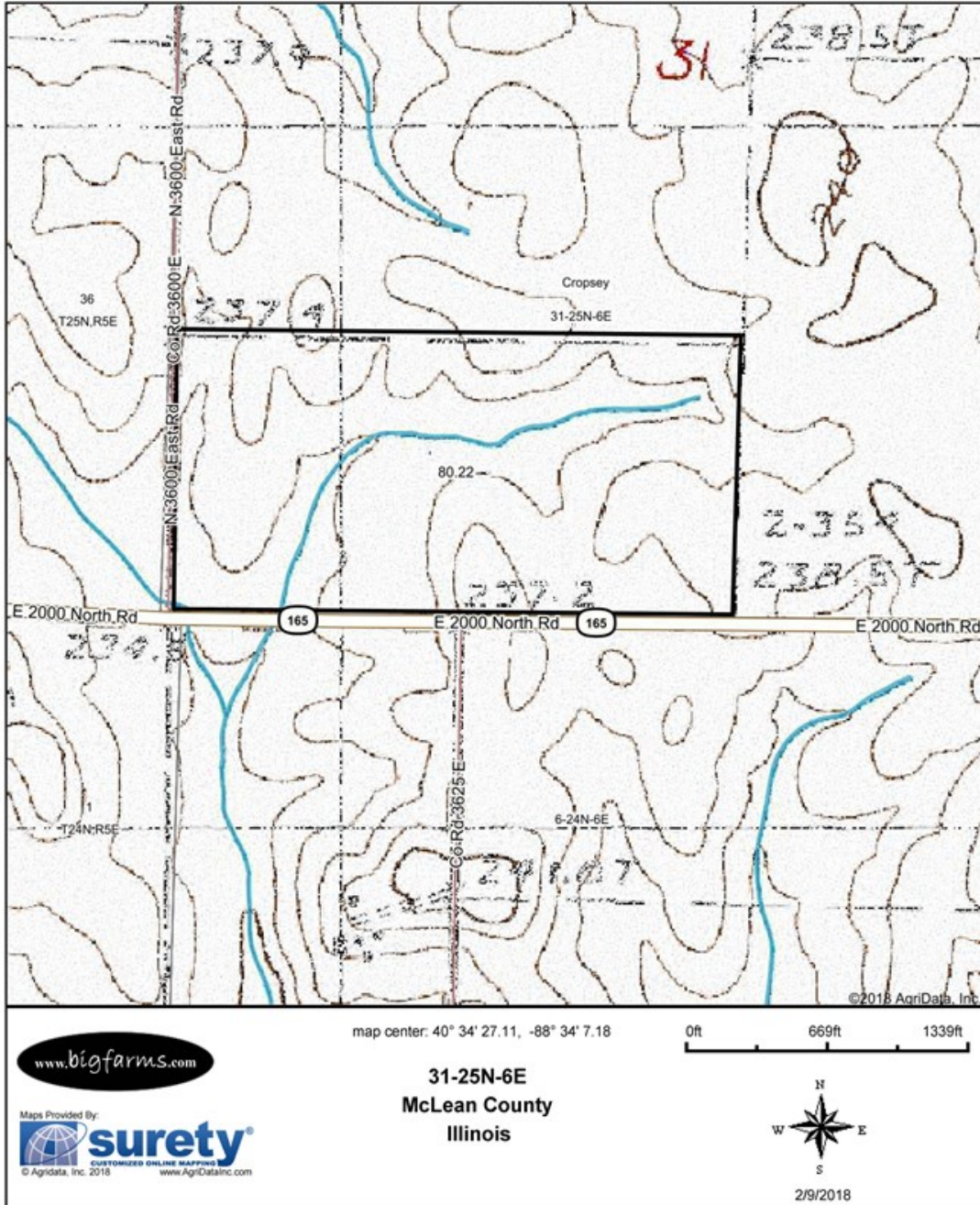
Aerial Map



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

TOPOGRAPHICAL MAP OF 81 ACRE CROPSEYTOWNSHIP

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.**

DISCLAIMER

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