

96 ACRE LEXINGTON MCCOY FARM

Lexington IL 61753

For more information contact:

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



County:	McLean
Township:	Lexington
Gross Land Area:	96.59 Acres
Possible Uses:	Agricultural Production
Total Investment:	\$912,775.50
Unit Price:	\$9450.00 per acre
Productivity Index (PI):	117.9
Buildings:	There are no buildings on this parcel
Zoning:	Agriculture



This 96.59 acre relatively flat productive parcel, with a soil PI of 117.9, is located in the Heartland of Illinois. Lexington's economy is based solidly in agriculture. The farm is just one mile south of Pleasant Hill on township road 2650E. Additional 58 acres are available by same ownership 1/4 mile south on the same road.

Lexington offers a small town feel with big city amenities. Businesses are conveniently located to meet your needs.

## LISTING DETAILS

**GENERAL INFORMATION**

**Listing Name:** 96 Acre Lexington McCoy Farm  
**Tax ID Number/APN:** 09-28-300-006  
 09-28-100-004  
 09-28-100-005  
 09-28-100-006  
**Possible Uses:** Farming  
**Zoning:** Agriculture

**AREA & LOCATION**

**School District:** Lexington Community Unit School District 7  
**Location Description:** This productive 96.59 acre farm is located in McLean County, 22.5 miles to the northeast of Bloomington Normal and 4.5 miles southeast of Lexington, IL. Pleasant Hill is one mile north. This parcel is located between Chicago and St. Louis along I-55 and historic US Route 66.  
**Site Description:** This 96.59 acre relatively flat productive parcel, with a soil PI of 117.9, is located in the Heartland of Illinois. Lexington's economy is based solidly in agriculture.  
 Lexington offers a small town feel with big city amenities. Businesses are conveniently located to meet your needs.  
**Side of Street:** This property is west of North 2650 East Road.  
**Highway Access:** The I-55 interchange is located 10.7 miles to the south and west.  
**Road Type:** Chipcrete  
**Property Visibility:** The 96.59 acre parcel has 2725 feet of frontage on N 2650 East Road.  
**Largest Nearby Street:** Illinois Rt. 21 is less than 1 mile west of the property.  
**Transportation:** The closest airport to this parcel is Central Illinois Regional Airport at Bloomington-Normal, which is 22.5 miles and the closest train station is the Bloomington-Normal Amtrak station.

**LAND RELATED**

**Lot Frontage (Feet):** The 96.59 acre parcel has 2725 feet of frontage on N 2650 East Road.  
**Tillable Acres:** All of the 96.59 acres are tillable  
**Lot Depth:** This 96.59 acre farm is 1830 feet deep from east to west and 2150 from north to south.  
**Buildings:** There are no buildings on this parcel.  
**Flood Plain or Wetlands:** There is no FEMA Flood Zones or areas of wetlands on this parcel.  
**Topography:** The 96 acre parcel is relatively flat. Greater detail can be seen on the Contours, Hillshade and Topography maps in the brochure.  
**FSA Data:** 98.51 Farmland acres with 98.51 Cropland acres.  
 72.43 Acre Corn base with a PLC Yield of 113  
 24.15 Acre Soybean base with a PLC Yield of 35  
**Soil Type:** Maryville Silt Loam (193B2)  
 Sabina Silt Loam (236A)  
 Drummer and Elpaso Silty Clay Loam (721A)

**FINANCIALS**

**Finance Data Year:** 2019 taxes paid in 2020  
**Real Estate Taxes:** 09-28-300-006 \$ 272.88  
 09-28-100-004 \$1148.92  
 09-28-100-005 \$ 828.62  
 09-28-100-006 \$ 592.08  
 For a total of \$2,842.50 or \$29.43 per acre  
**Investment Amount:** Asking \$9450.00 per acre for a total \$912,775.50 investment.

**LOCATION**

**Address:** N. 2650 Eat Road  
 Lexington, IL 61753  
**County:** McLean



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ROADWAYS MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY



AREA MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY

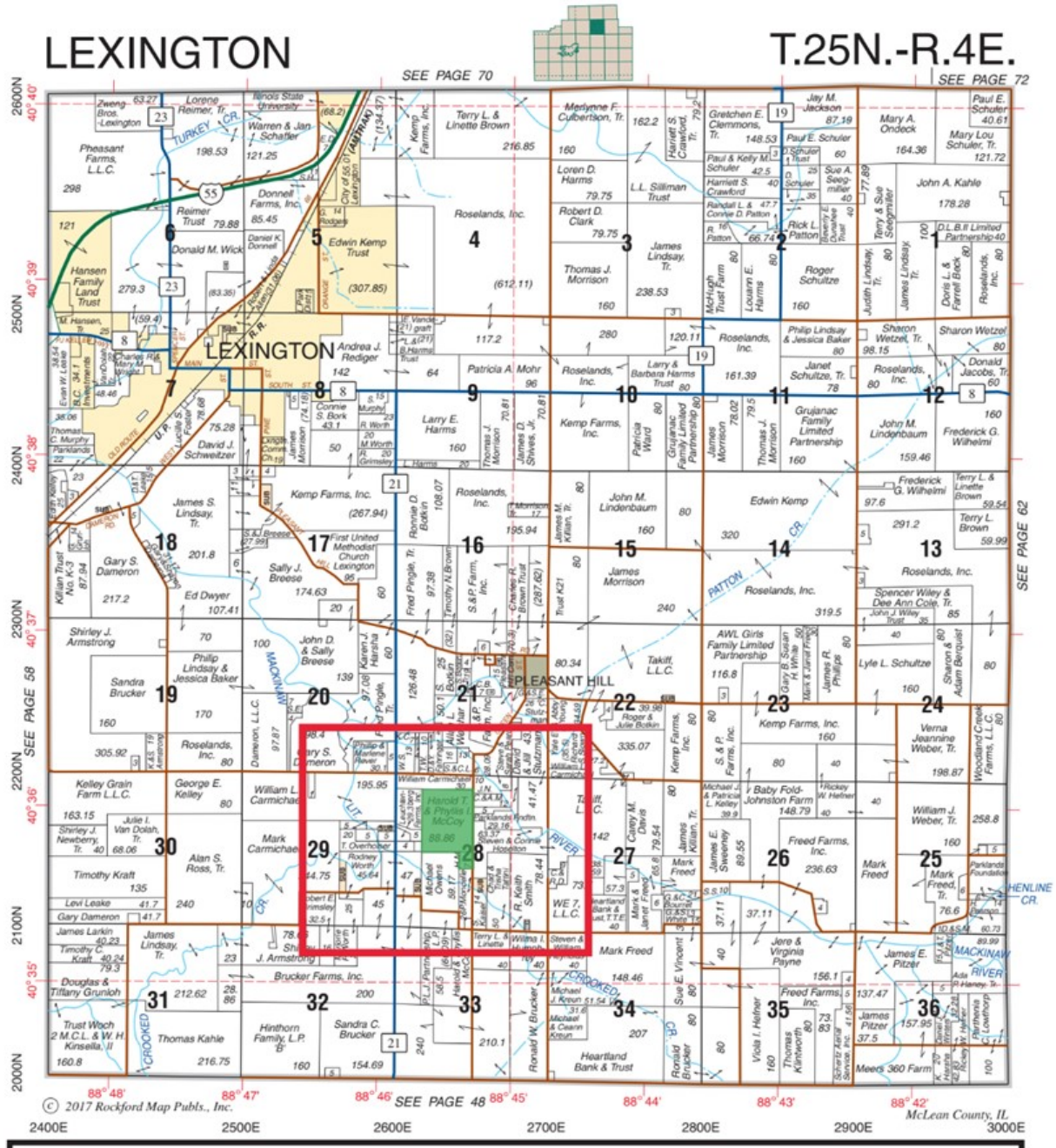




AERIAL MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY



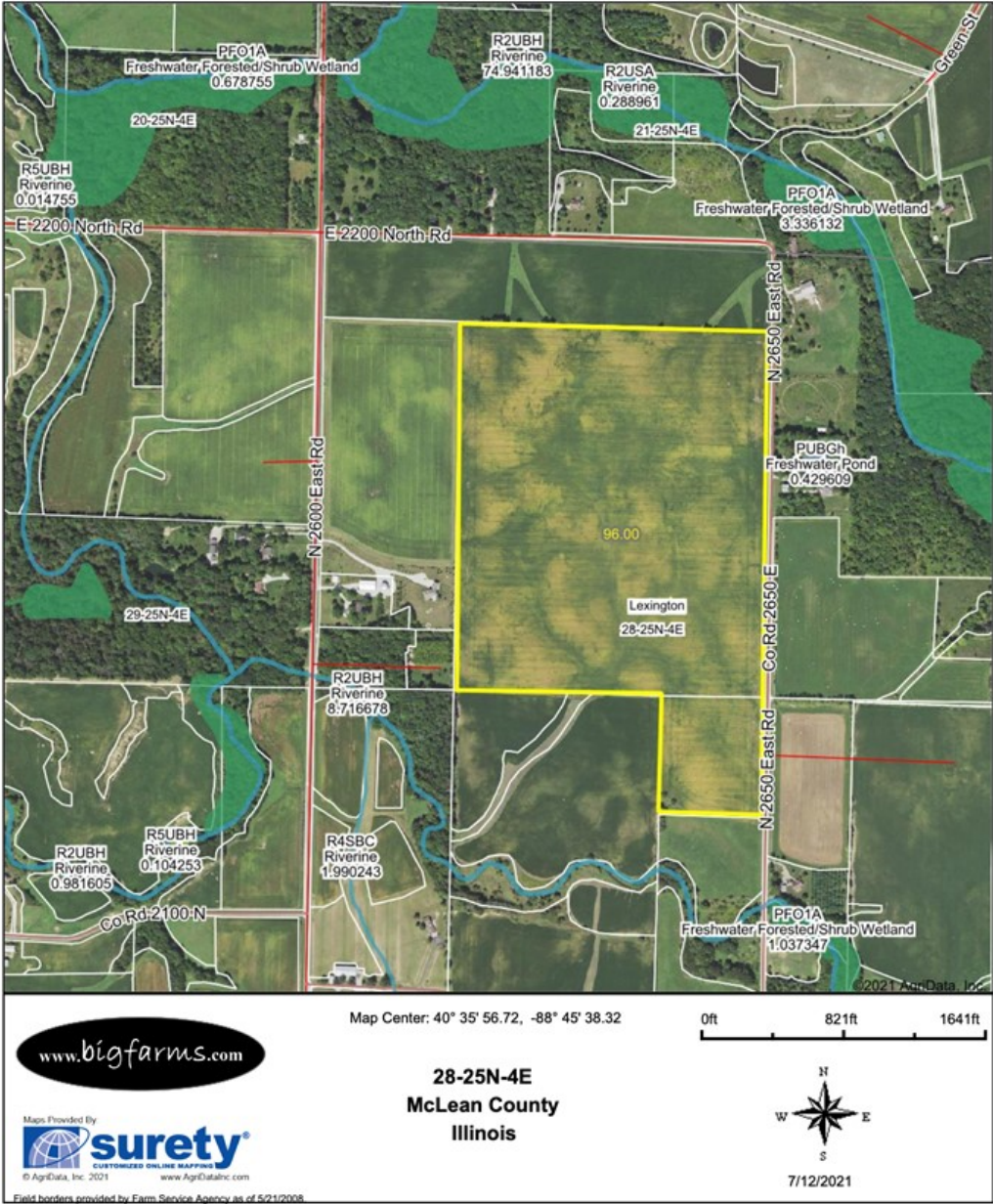
## PLAT MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY





FSA MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY

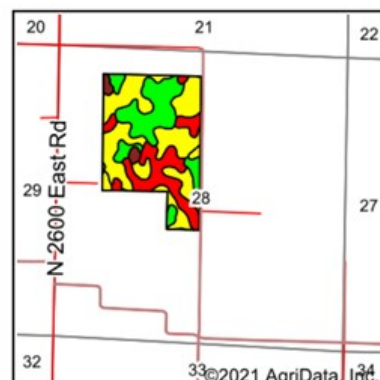
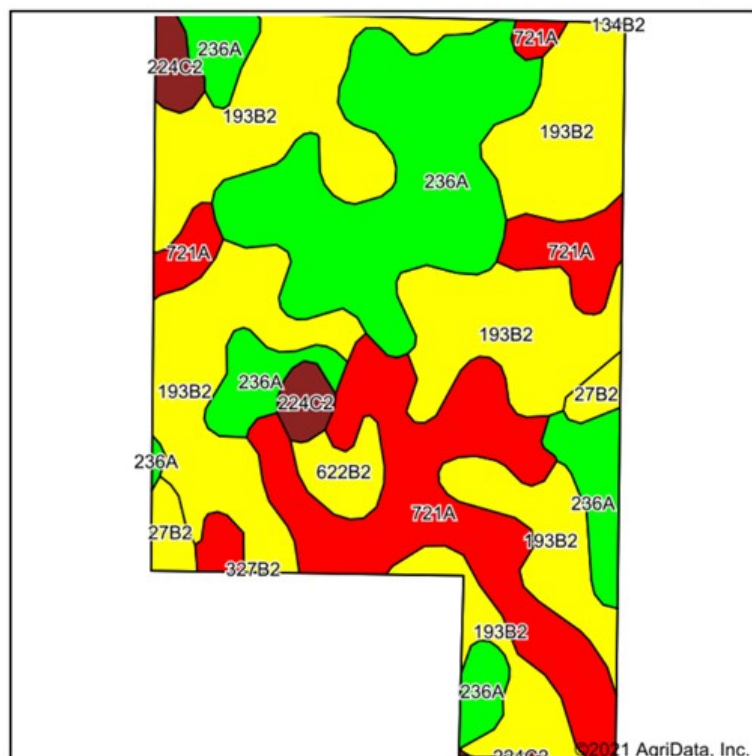
Aerial Map





## SOIL MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY

## Soils Map



State: **Illinois**  
 County: **McLean**  
 Location: **28-25N-4E**  
 Township: **Lexington**  
 Acres: **96**  
 Date: **7/12/2021**

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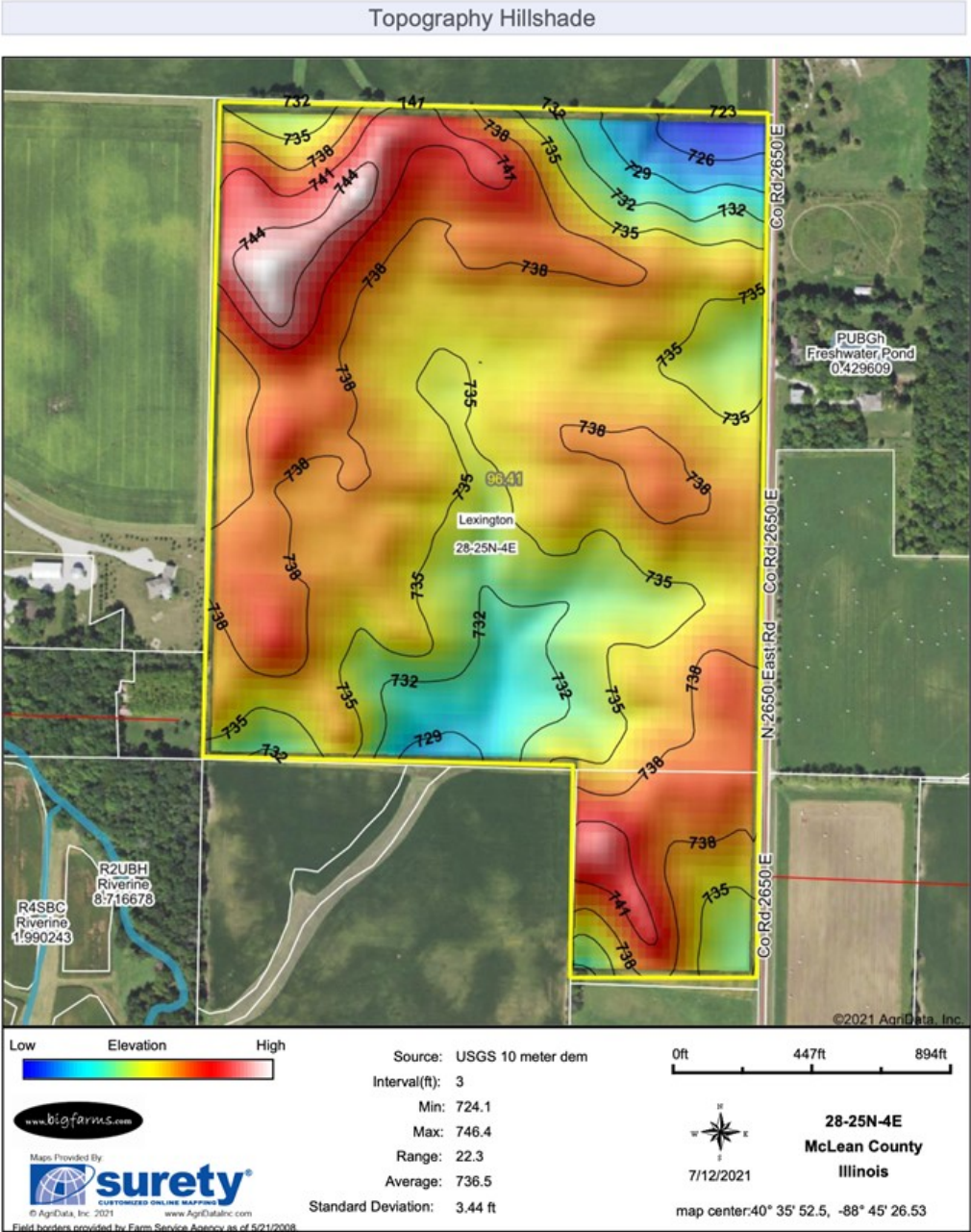
Soils data provided by USDA and NRCS.

Area Symbol: IL113, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**193B2	Mayville silt loam, 2 to 5 percent slopes, eroded	42.98	44.8%		**142	**47	**105
236A	Sabina silt loam, 0 to 2 percent slopes	25.87	26.9%		168	52	122
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	20.89	21.8%		194	63	143
**224C2	Strawn loam, 5 to 10 percent slopes, eroded	2.41	2.5%		**130	**44	**98
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.02	2.1%		**153	**50	**114
**27B2	Miami silt loam, 2 to 5 percent slopes, eroded	1.83	1.9%		**145	**47	**106
Weighted Average					160.3	51.8	117.9

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

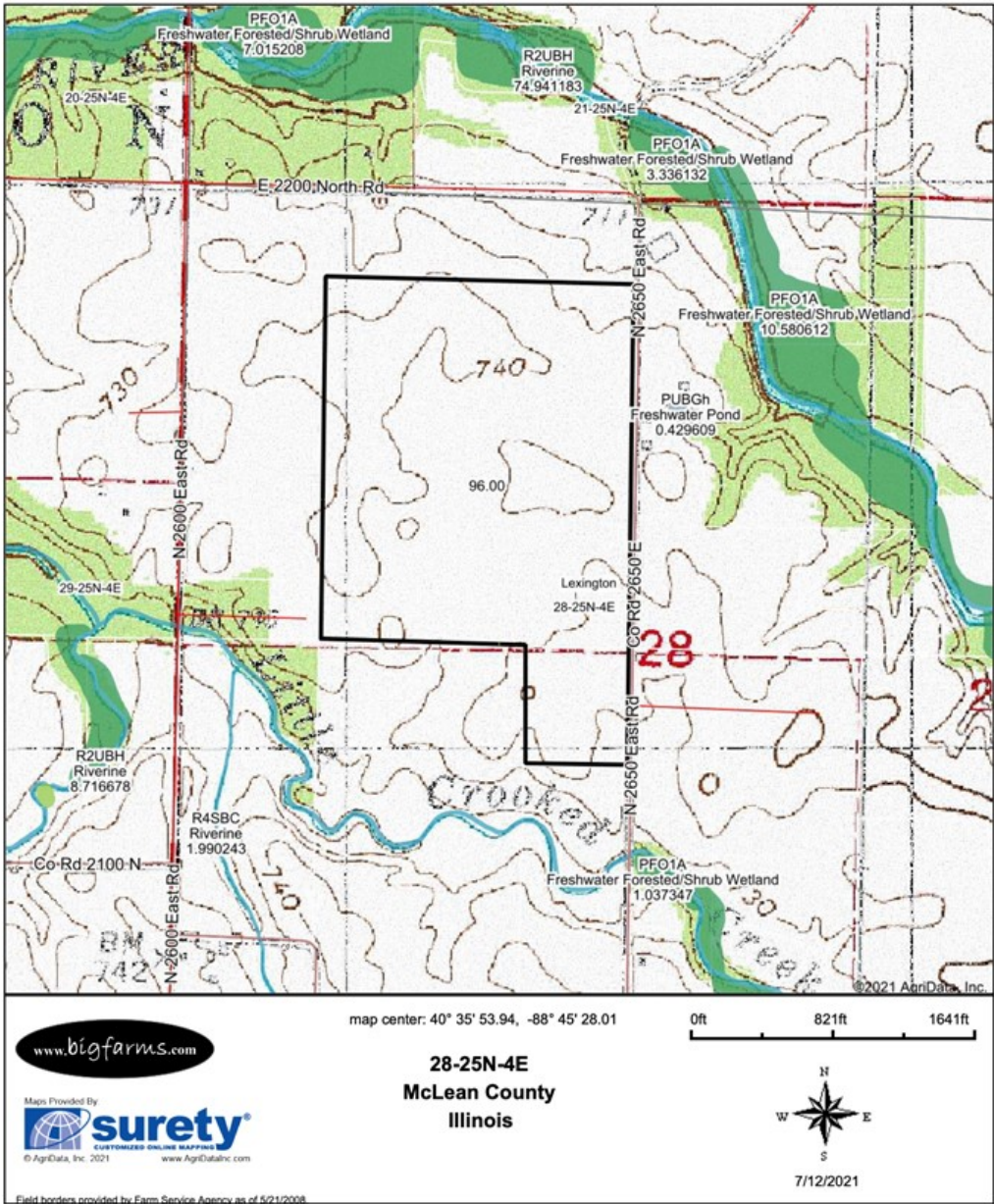
HILLSHADE MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY





TOPOGRAPHY MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY

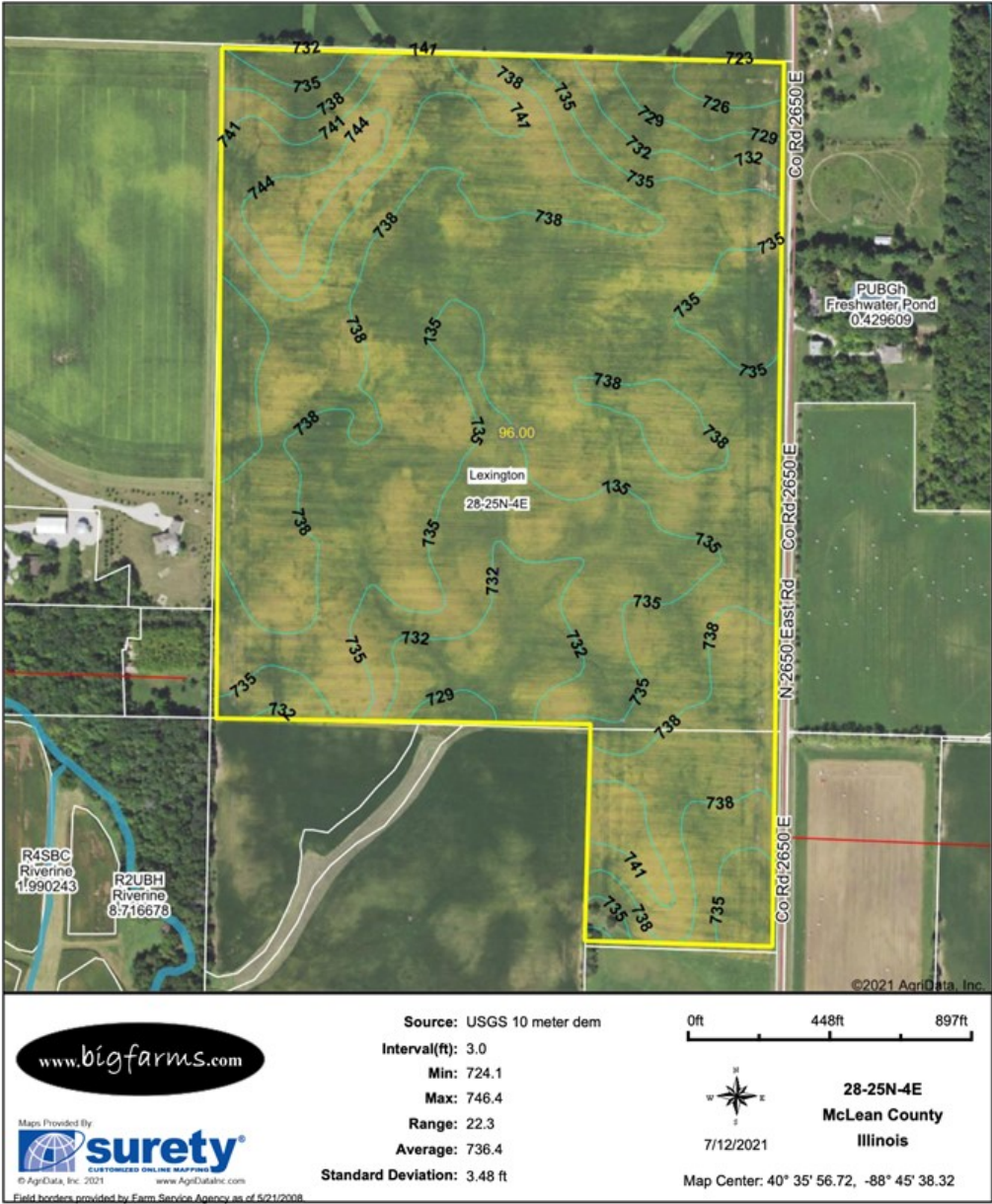
Topography Map





CONTOURS MAP 96 ACRE LEXINGTON MCCOY FARM, LEXINGTON TOWNSHIP MCLEAN COUNTY

Topography Contours



## MARK GOODWIN 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

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