



AG SERVICES

Presents the:

Layten Farm

55.22 +/- Acres

OLD TOWN TOWNSHIP

MCLEAN COUNTY, ILLINOIS



6 Heartland Dr. Suite A, P.O. Box 1607

Bloomington, IL 61702-1607

www.firstmidag.com

Craig Thompson, Broker
David Klein, Designated Managing Broker

(309) 665-0048
(309) 665-0961

GENERAL INFORMATION

- SELLERS:** Mary Farmer & Martha Kagel
- METHOD OF SALE:** Private Treaty Listing
- DESCRIPTION:** The Northeast Quarter of the Northeast Quarter, and the Northwest Quarter of the Northeast Quarter, all in Section 29, Township 23 North, Range 3 East of the Third Principal Meridian, Except the West 20 Acres of the Northwest Quarter of the Northeast Quarter of said Section 29, and Except the East 5 Acres of the West 25 Acres of the Northwest Quarter of the Northeast Quarter of said Section 29, all in McLean County, Illinois.
- LOCATION:** 1 mile northeast of Downs, Illinois on 1000N & 2200E Roads
2 miles southeast of Bloomington, Illinois southeast corner.
- IMPROVEMENTS:** None
- LISTING PRICE:** **55.22 +/- acres at \$12,000 per acre or \$662,640.00**
- FEATURES:**
- Close proximity to Downs and East Bloomington development
 - Within boundaries of sought-after Tri-Valley School District
 - Income producing tillable acreage
 - Timber
 - Zoned agricultural with reasonable real estate taxes



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Craig Thompson, Broker at 309-275-6741, crthompson@firstmid.com

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

dklein@firstmid.com

firstmidag.com



TERMS AND CONDITIONS

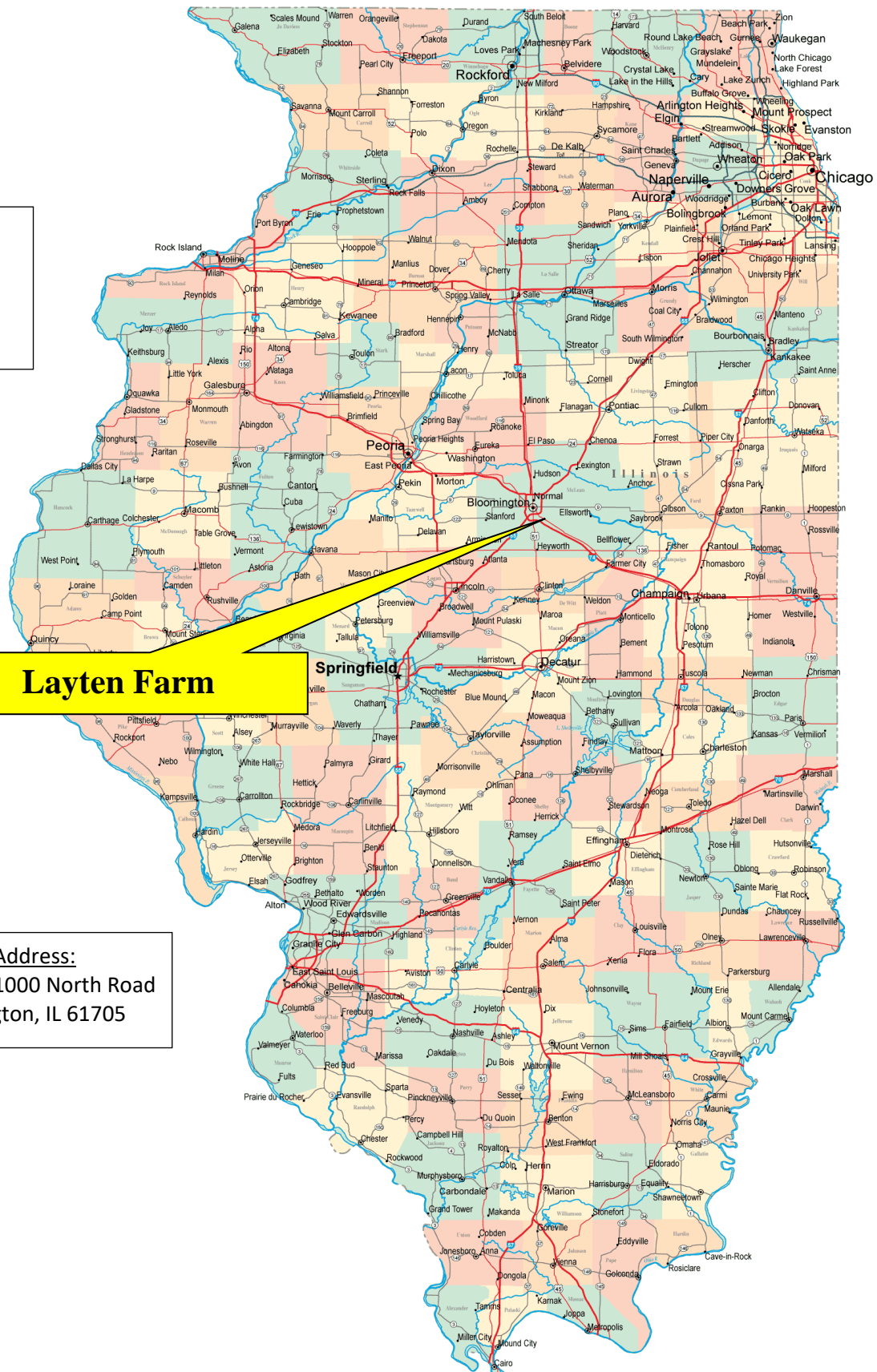
- CONTRACT:** Buyer will enter into a Seller provided contract with a 10% down payment, and the balance within 30 days, unless otherwise agreed to by the Seller. All property will be sold “as is.”
- TITLE:** A title insurance policy in the amount of the sale price, subject to standard and usual exceptions to be furnished to the Buyer.
- LEASE & POSSESSION:** The farm is under a cash rent lease on for the 2024 growing season on the tillable acreage. Seller will assign the cash rent lease to the Buyer and the Buyer will receive the cash rent for the 2024 crop year.
- MINERALS:** All mineral rights owned by the Seller will be conveyed at closing.
- REAL ESTATE TAXES:** Any 2023 real estate taxes payable in 2024 shall be paid via a credit at closing based upon the most recent real estate tax information available by the Seller. The 2024 and future real estate taxes to be paid by the Buyer.
- 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:** Craig Thompson is a designated agent with First Mid Wealth Management Company and represents the Seller in this transaction.



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STATE MAP

Latitude:
40.427999
Longitude:
-88.885484



Layten Farm

Physical Address:
19711 E 1000 North Road
Bloomington, IL 61705

PLAT MAP

OLD TOWN SOUTHEAST PART BLOOMINGTON CITY

T.23N.-R.3E.

Refer to page 81 for keyed parcels



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AERIAL PHOTO



Source: McLean County USDA Office

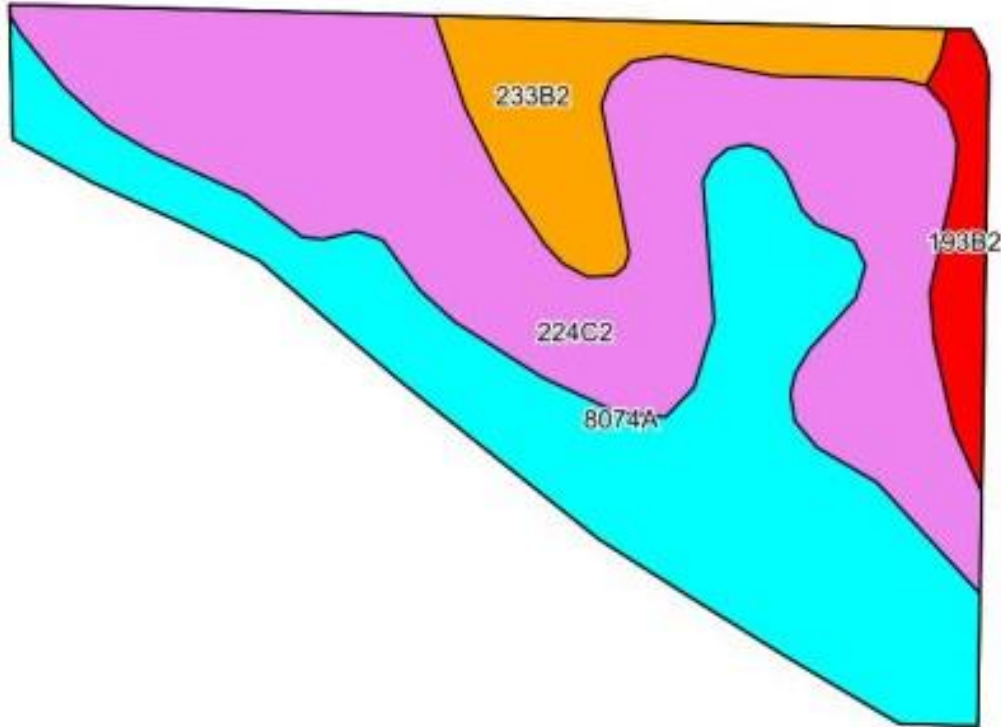
FSA INFORMATION

FSA / TRACT#	3485 – Tract 3646
HEL (Highly Erodible) STATUS	Designated Highly Erodible Land
WETLANDS PRESENCE	Wetland determination not complete
FSA FARMLAND ACRES	60.54 (the farm is not this big-SEE OUT AREA)
DCP CROPLAND ACRES	34.81
CORN BASE ACRES	0
SOYBEAN BASE ACRES	0

This farm is not enrolled in the farm program.

Source: McLean, Illinois USDA FSA Office

SOIL MAP OF CROPLAND ACRES



Source: Agridata, Inc.

Soil Name	Soil #	Acres	Corn Bu/A	Soybeans Bu/A	Soil Productivity 811	Approx.% Soil
Strawn loam, 5-10% slopes, eroded	224C2**	16.42	127**	43**	96**	47.2%
Radford silt loam, 0-2% slopes, occasionally flooded	8074A	12.97	186	58	136	37.3%
Birkbeck silt loam, 2-5% slopes, eroded	233B2**	3.92	159**	49**	116**	11.3%
Mayville silt loam, 2-5% slopes, eroded	193B2**	1.5	142**	47**	105**	4.2%
Estimated Weighted Soil Productivity using Bulletin 811:					113.5	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 180.2 weighted average and 57.1 on soybean yield PI for this entire farm.

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.

ADDITIONAL INFORMATION

REAL ESTATE TAXES:

Tax Parcel #	Tax Acres	2023 Assessed Value	2023 Tax Rate	2023 Taxes Paid in 2024
22-29-226-002	55.22	\$14,519	8.22107%	\$1,193.62