

GESWEIN

FARM & LAND

THE CAMERON FARM

76.00 ACRES

SECTION 25 - MAY TOWNSHIP

CHRISTIAN COUNTY, IL

39.5493, -89.1546

FARM FOR SALE

76.00 ACRES - \$13,500/AC or \$1,026,000

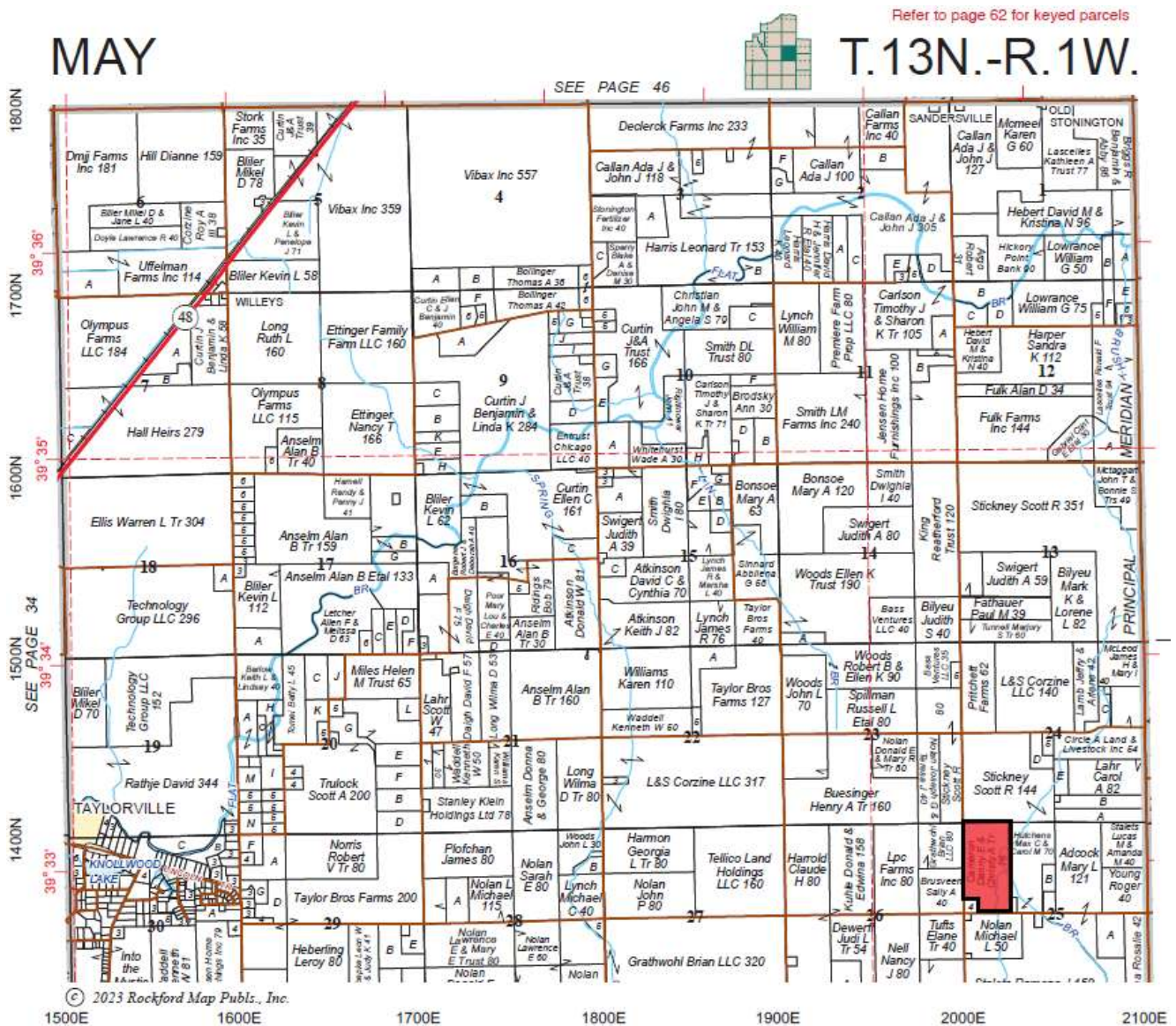
61.65 FSA Cropland Acres, Class B 118.1 Soil PI

Open Lease / Crop Income Available for 2025 Crop Year

Pt. of the W 1/2 NW 1/4 of Section 25 – T13N – R1W - May Township, Christian County, IL

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

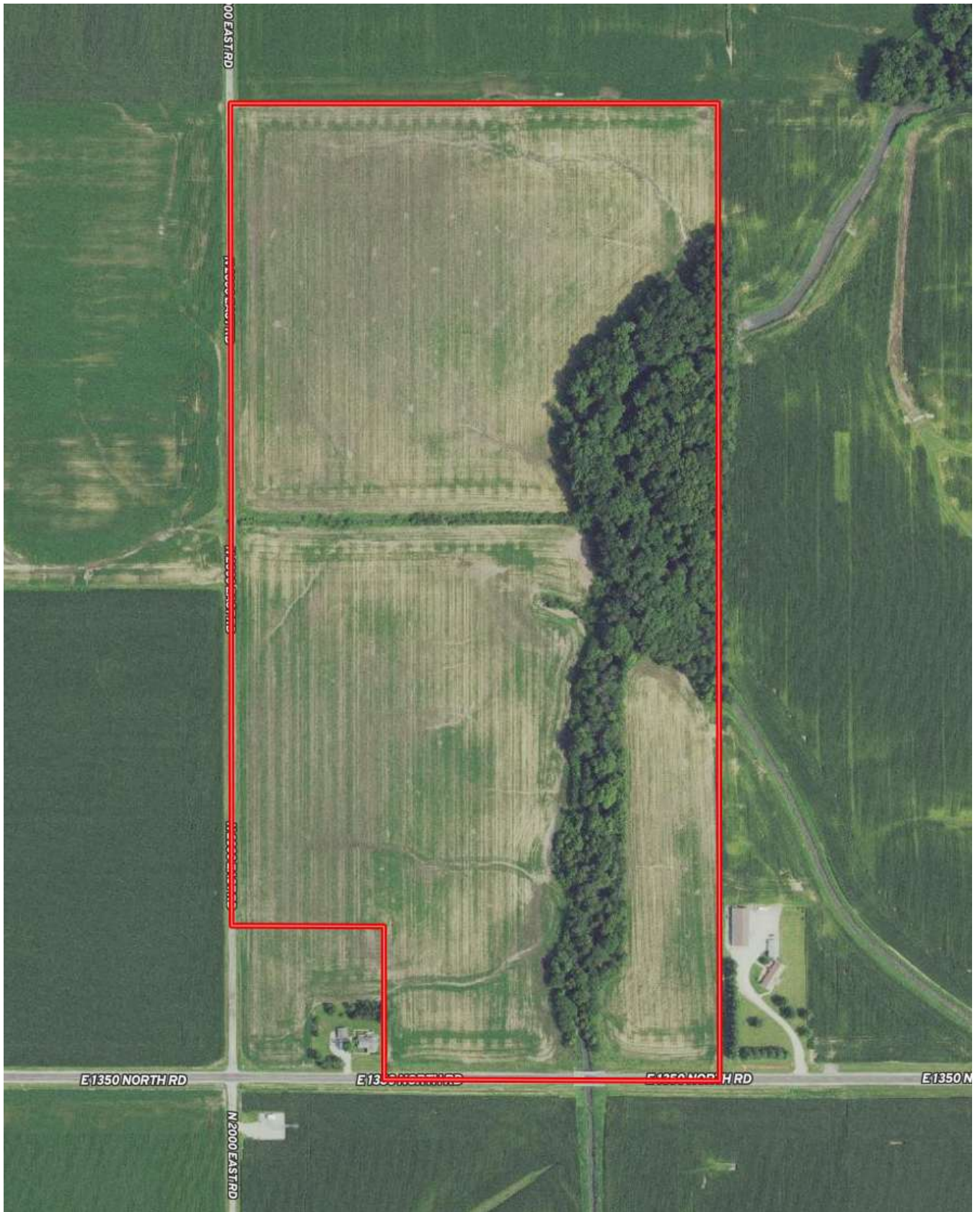
PIN: 08-14-25-100-001-00; 2023 RE Tax Pd 2024 - \$1,898.44 (\$24.98/ac)



Matt Rhodes, Broker

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217-251-7067

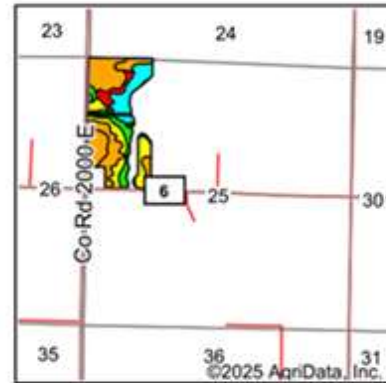
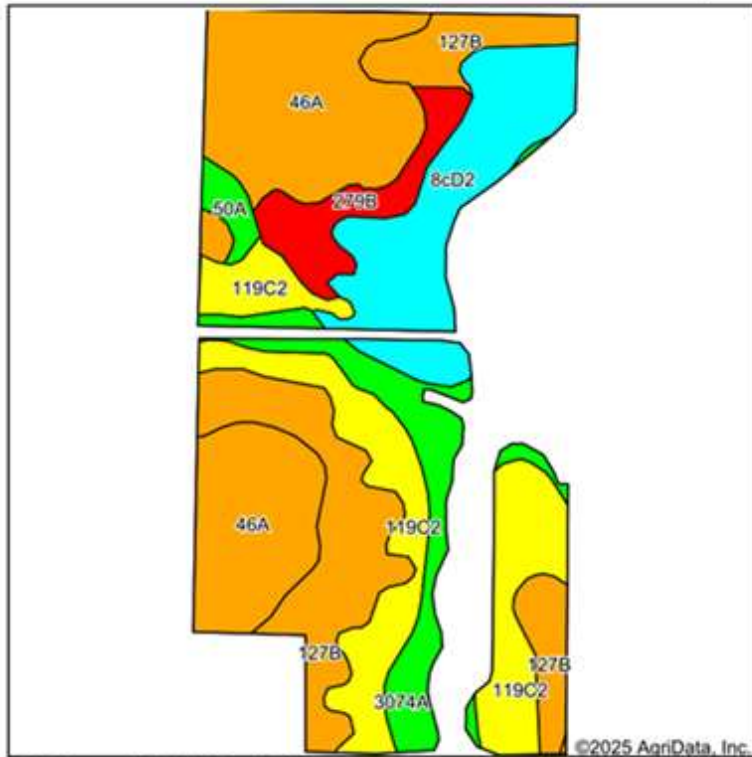


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Soils Map



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



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	16.78	27.5%		181	58	133	85	85	70
**127B	Harrison silt loam, 2 to 5 percent slopes	12.53	20.6%		**177	**54	**129	83	83	67
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	12.41	20.4%		**140	**46	**104	69	69	45
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	9.20	15.1%		**107	**37	**82	75	75	58
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	5.62	9.2%		**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	51.1	118.1	*n 78.6	*n 78.6	*n 62.5

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"

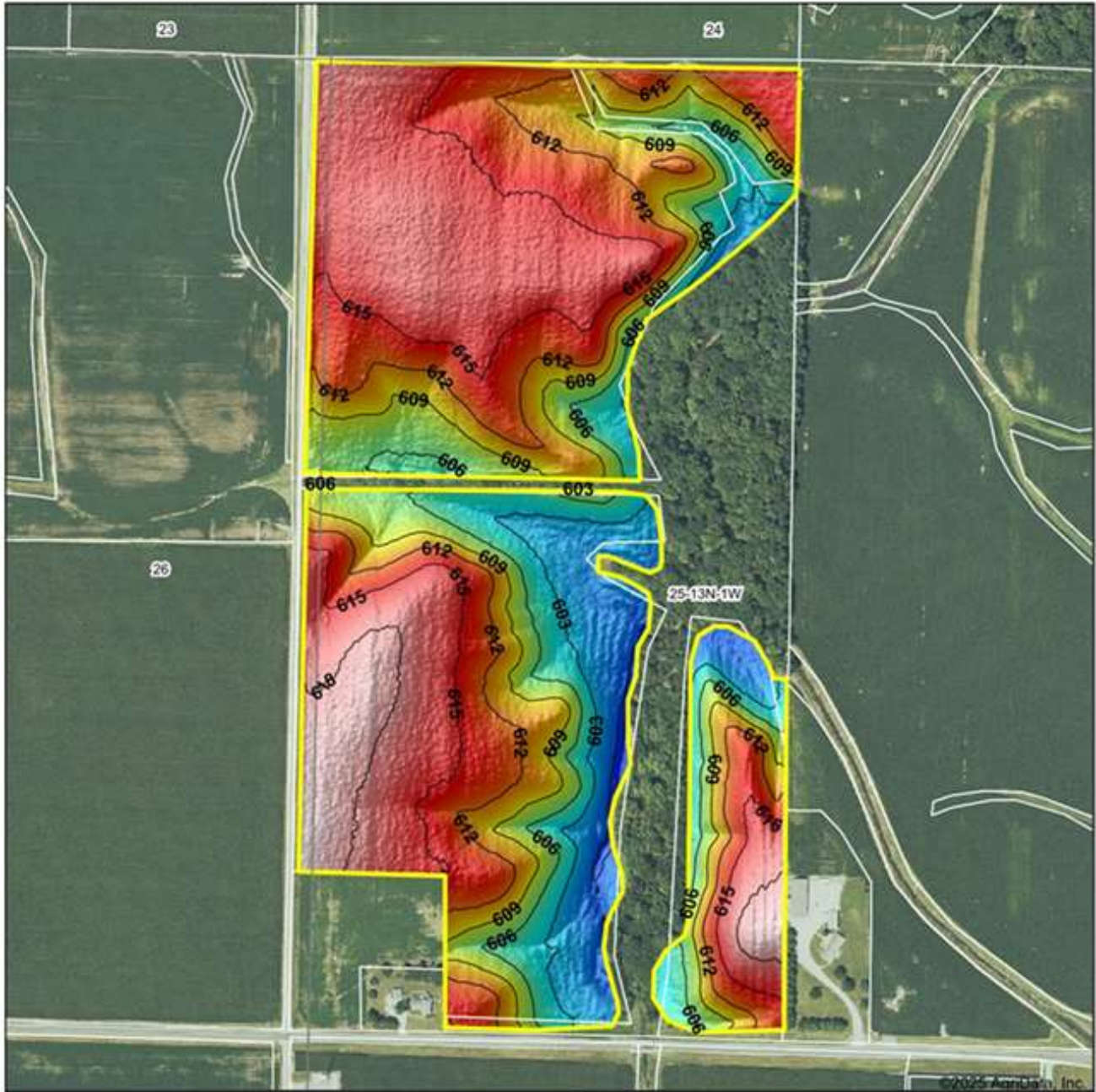
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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Topography Hillshade

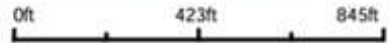


GESWEIN
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Map Provided By
surety
CUSTOMERS ONLINE MAPPING

© AgriData, Inc. 2021 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem
Interval(ft): 3
Min: 598.4
Max: 620.0
Range: 21.6
Average: 611.2
Standard Deviation: 5.22 ft



25-13N-1W
Christian County
Illinois

Boundary Center: 39° 32' 58.37", -89° 9' 16.85"



Southeast View

Southwest View



Northeast View



Northwest View



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



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Corn = YC GR
 Soybeans = COM GR
 Wheat = SRW GR
All Crops NI - Unless Otherwise Noted

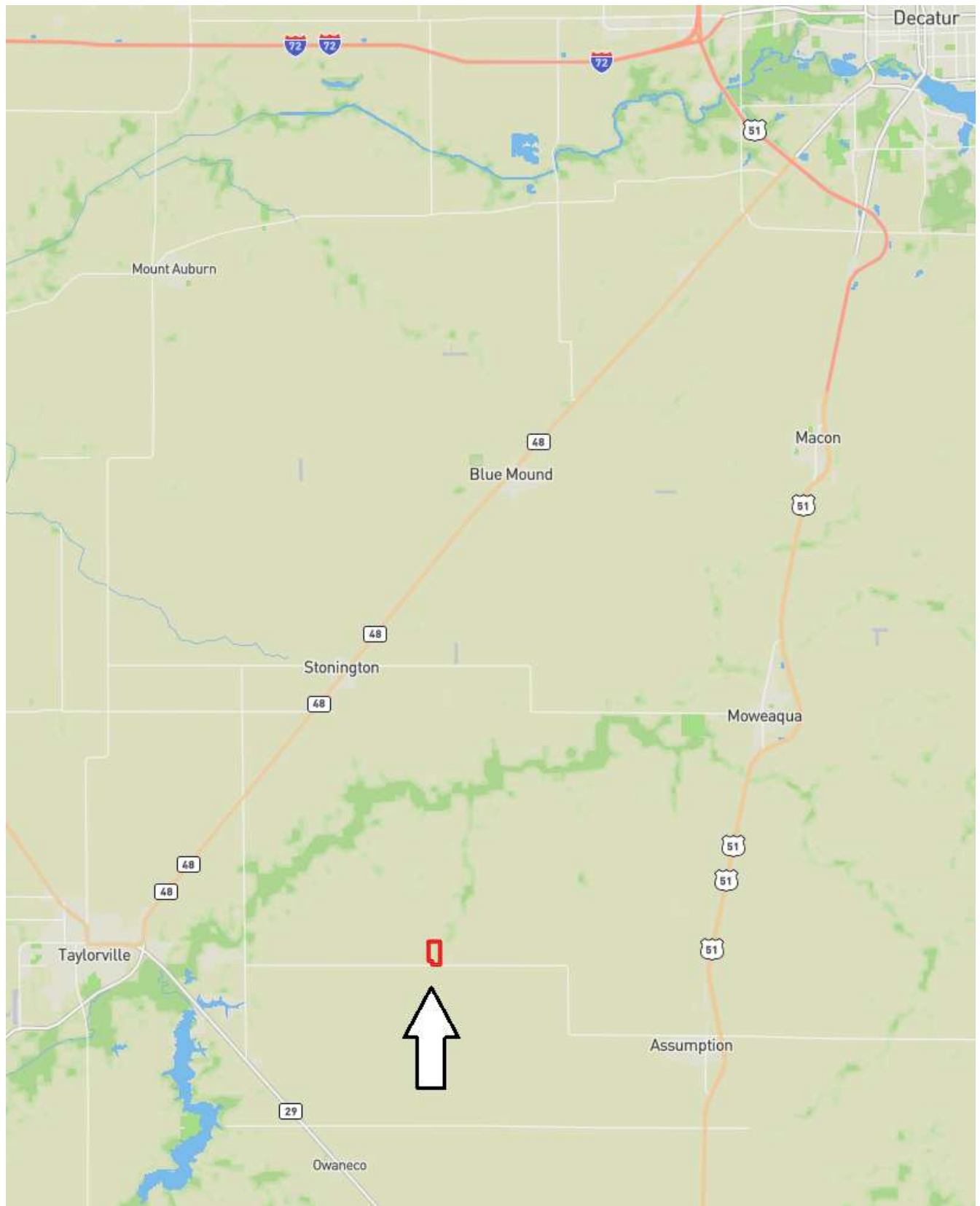
2025 Program Year
 Map Created October 28, 2024

Farm 10836
Tract 7808

Tract Cropland Total: 61.65 acres

IL021_T7808

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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