



AG SERVICES

6 Heartland Drive Suite A
Bloomington, IL 61704

Presents the:

Noll Brothers Farm

77.89 Acres +/-

**Towanda Township
McLean County, Illinois**



Phillip Rich, Broker

(309) 665-0957

prich@firstmid.com

David Klein, Designated Managing Broker (309) 665-0961 dklein@firstmid.com

GENERAL INFORMATION

- SELLERS:** Conrad Noll, IV and Robert V. Noll
- METHOD OF SALE:** Private Treaty Listing
- DESCRIBED AS:** The West Half of the Southeast Quarter of Section 34, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois
- LOCATION:** Located 2.5 miles east of Bloomington/Normal, Illinois along Route 9
- LISTING PRICE:** \$15,950.05 per acre on 77.89 acres, or \$1,242,350.00
- FEATURES:**
- Located just 2.5 miles east of Bloomington on IL Route 9!
 - Soil Productivity Index of 138.7
 - Over 96% tillable (using assessor's numbers. 99% using FSA)
 - Recent significant drainage tiling improvements
 - Entrance off IL Route 9 to small grassed/mature treed lot
 - Near excellent grain marketing options



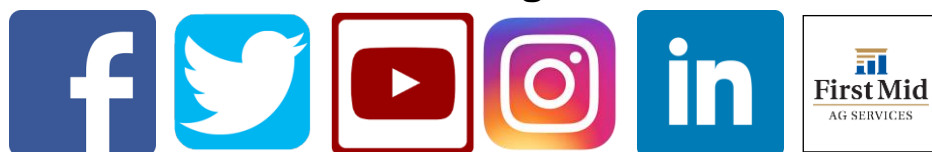
INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Phillip Rich, Broker at 309-665-0957

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

dklein@firstmid.com

firstmidag.com



TERMS AND CONDITIONS

CONTRACT:	Buyer(s) will enter into a Seller provided contract with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. All property will be sold “as is”.
TITLE:	Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.
LEASE & POSSESSION:	The farm is under a cash rent lease for 2023. Buyer will retain the first rent installment. Second rent installment may be negotiable based on closing date.
REAL ESTATE TAXES:	The 2022 real estate taxes due in 2023 will be paid by the Seller. The Seller will give a credit at closing for the first installment of 2023 real estate taxes. The 2023 real estate taxes due in 2024 will be paid proportional to the 2023 rent received by each party.
MINERALS:	All mineral rights owned by the Sellers will be conveyed.
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:	Phillip Rich and David Klein are designated agents with First Mid Wealth Management Company and represents the Sellers only in this transaction.



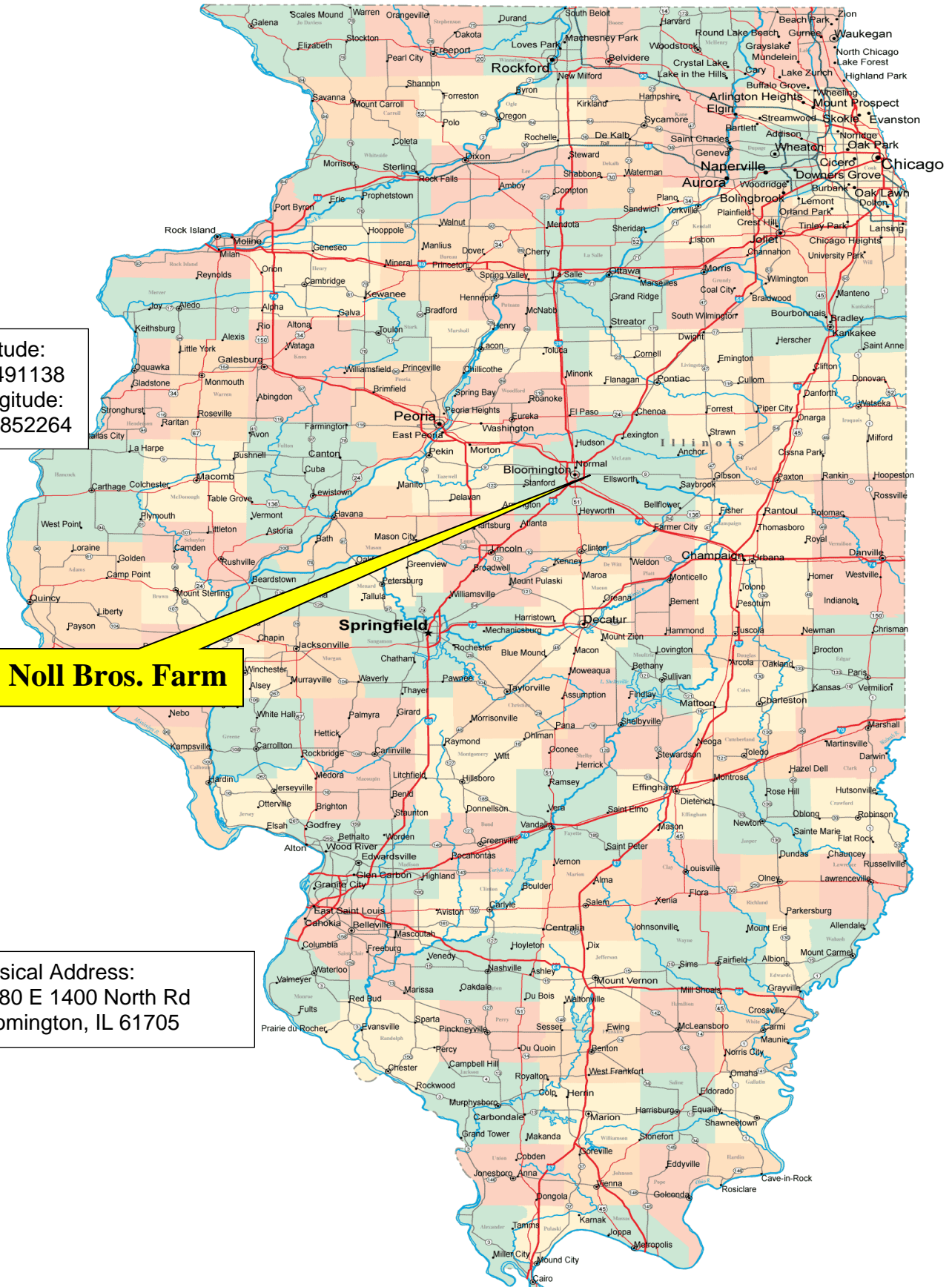
**Brochure Effective Date:
June 10, 2023**

AREA MAP

Latitude:
40.491138
Longitude:
-88.852264

Noll Bros. Farm

Physical Address:
21580 E 1400 North Rd
Bloomington, IL 61705



AERIAL PHOTOGRAPH



Source: AgriData, Inc All lines are approximate.

FSA INFORMATION

FSA FARM # / TRACT #	7417
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Wetland determination not complete
FSA FARMLAND ACRES	80.69
DCP CROPLAND ACRES	79.63
CORN BASE ACRES	38.01
PLC YIELD CORN	151
SOYBEAN BASE ACRES	37.99
PLC YIELD SOYBEANS	50

Source: McLean County, Illinois USDA FSA Office

ADDITIONAL INFORMATION

REAL ESTATE TAX INFORMATION:

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2022 Assessment</u>	<u>2022 Tax Rate</u>	<u>2022 Taxes Paid in 2023</u>
15-34-400-001	77.89	\$50,010	8.08111%	\$4,041.36
Totals:	77.89	\$50,010		\$4,041.36

Taxing bodies: CUSD 5, McLean County, Towanda Fire Prot Dist, Heartland Comm College 540, Towanda Library District, Towanda Twp Road, Towanda Township. Assessor shows 74.68 acres cropland.

SOIL FERTILITY TEST: Average of samples pulled by ISTC in 2021

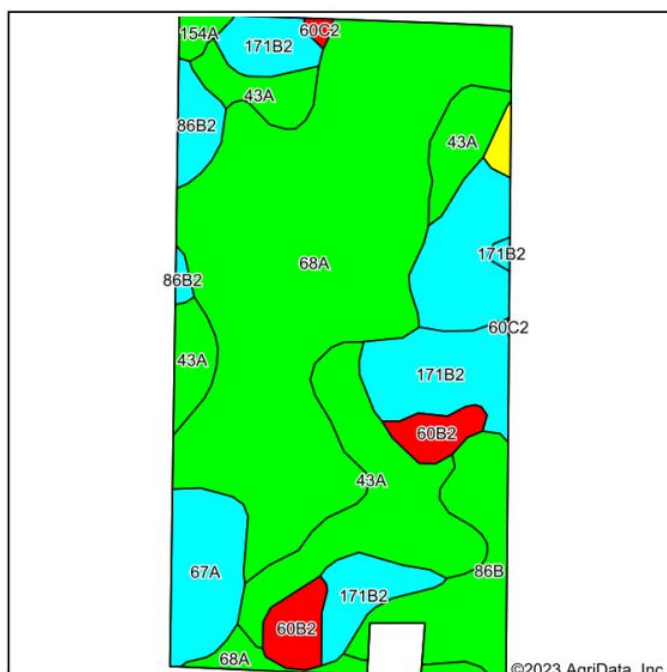
Provided from prior tenant. Full results available upon request.

# of Samples	pH	P (lbs/acre)	K (lbs/acre)
32	7.1	58	305



Looking northeast from IL Route 9 at southwest corner. The lines are surface drains installed to relieve any surface water buildup on the farm. The main tile lines are tied into neighbor's tile, receiving that water as well. Surface drain installed post-harvest 2022. (Information from former tenant.)

SOIL MAP



Source: AgriData, Inc. All lines and estimates are approximate.

<u>Soil Name</u>	<u>Soil #</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Sable silty clay loam, 0-2% slopes	68A	192	63	142	45.4%
Ipava silt loam, 0-2% slopes	43A	191	62	142	17.5%
Catlin silt loam, 2-5% slopes, eroded	171B2**	178**	56**	131**	11.3%
Osco silt loam, 2-5% slopes, eroded	86B2**	181**	57**	134**	7.9%
Osco silt loam, 2-5% slopes	86B**	189**	59**	140**	7.3%
Harpster silty clay loam, 0-2% slopes	67A	182	57	133	5.4%
La Rose silt loam. 2-5% slopes, eroded	60B2**	151**	49**	112**	3.6%
Flanagan silt loam, 0-2% slopes	154A	194	63	144	0.8%
Saybrook silt loam, 2-5% slopes, eroded	145B2**	170**	54**	125**	0.5%
La Rose silt loam, 5-10% slopes, eroded	60C2**	148**	48**	110**	0.3%
Estimated Weighted Soil Productivity using Bulletin 811:				138.7	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 a 186.9 weighted average and 60.3 on soybean yield PI for this farm.

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

RECENT DRAINAGE TILE INSTALLATION MAP



Invoice

Invoice #: 475
Invoice Date: 12/24/12
Due Date: 2/4/13
Case:
P.O. Number:

Bill To:

Conrad Noll IV
2528 Illinois Road
Northbrook, IL 60062

Description	Hours/Qty	Rate	Amount
10INCH	3,612	2.54	9,174.48
4 INCH	18,492	0.38	7,026.96
Connectors	15	5.00	75.00
Tree Line Removed	1	500.00	500.00
Total			\$16,776.44
Payments/Credits			\$0.00
Balance Due			\$16,776.44