



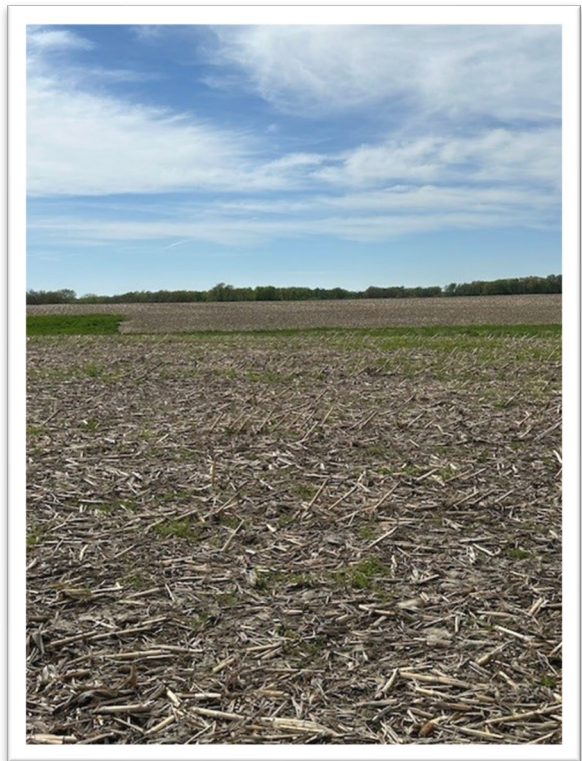
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FARMLAND SALES, LLC

122.87 Acres of Peoria County
Farmland For Sale

TRACT INFO:

Farm Name	Fred
Location	SW ¼ Sec 9 11N 5E
Total Acres	122.87
FSA Tillable	99.75
% Tillable	81%
PI on Tillable	115
Improvements	2-sotry house
Approx. Acres of Timber	23
Per Acre	\$10,500
Asking Price	\$1,290,000



REAL ESTATE TAX INFO: 2023 Taxes
(Payable in 2024).

	PARCEL #	ACRES	2023 REAL ESTATE TAX
Tract 1	01-09-300-002	122.87	\$4,483.54 36.49/Acre



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LEASE INFORMATION

ALL TRACTS (TILLABLE FARMLAND): Leased through 12-31-2027 on a variable Cash Rent lease based on price of corn. For 2025, Rent=\$330/Acre.

HOUSE ON TRACT 1 (FRED): \$745/month or \$8,940/year.

Terms of Sale

The annual Rental income for tillable and homes is to be prorated between the buyer & seller to the date of closing.

SURVEY: Seller is NOT providing a survey. Tracts are being sold based on the acres shown on Peoria County Tax Assessor Records. Seller does NOT guarantee the number of acres.

REAL ESTATE TAXES: Taxes to be prorated between the buyer & seller up to date of closing.

SELLER: The Emma J Weistart Revocable Trust



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Rent Payment Schedule

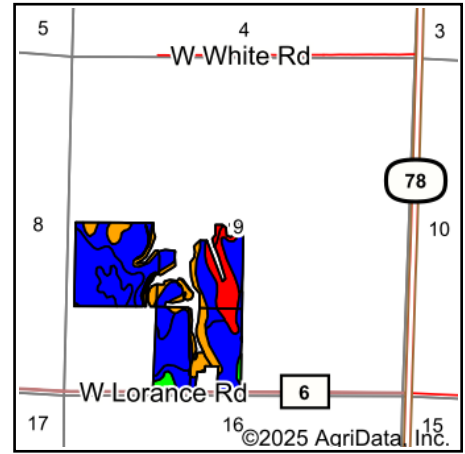
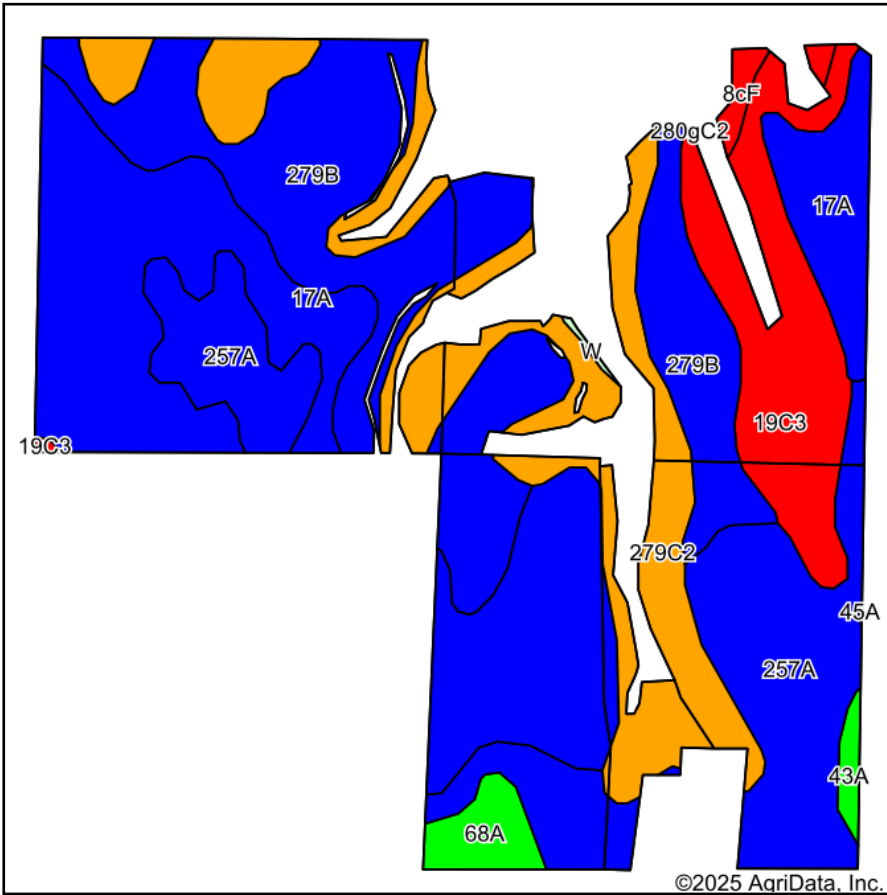
AVERAGE DEC. CORN FUTURES DURING MONTH OF FEB.	PER ACRE
\$3.99 or less	278
\$4.00-4.49	287
\$4.50-4.99	331
\$5.00-5.49	360
\$5.50-5.99	390
\$6.00 or more	404

2025 Corn Price is \$4.70 = \$92,299 or \$331/Acre
***\$92,299 includes Rent on other acres besides this tract.**

Rent payments:

- Jan. 1st
- April 1st
- July 1st

Tract 1 (Fred) Soils Map



State: **Illinois**
 County: **Peoria**
 Location: **9-11N-5E**
 Township: **Millbrook**
 Acres: **99.5**
 Date: **4/30/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 19									
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 Soybeans	
17A	Keomah silt loam, 0 to 2 percent slopes	28.58	28.8%	[Blue]	161	51	119	70	
**279B	Rozetta silt loam, 2 to 5 percent slopes	24.42	24.5%	[Blue]	**161	**50	**118	78	
257A	Clarksdale silt loam, 0 to 2 percent slopes	18.11	18.2%	[Blue]	174	56	128	74	
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	15.45	15.5%	[Orange]	**153	**47	**112	63	
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	9.75	9.8%	[Red]	**128	**42	**95	61	
**68A	Sable silty clay loam, 0 to 2 percent slopes	1.81	1.8%	[Green]	**192	**63	**143	75	
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.71	0.7%	[Red]	**89	**30	**68	13	
43A	Ipava silt loam, 0 to 2 percent slopes	0.58	0.6%	[Green]	191	62	142	77	
W	Water	0.09	0.1%	[Light Green]					
Weighted Average					159	50.2	117.1	*n 70.4	

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, flooding, and surface texture. Publication Date: 01-28-2025

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"



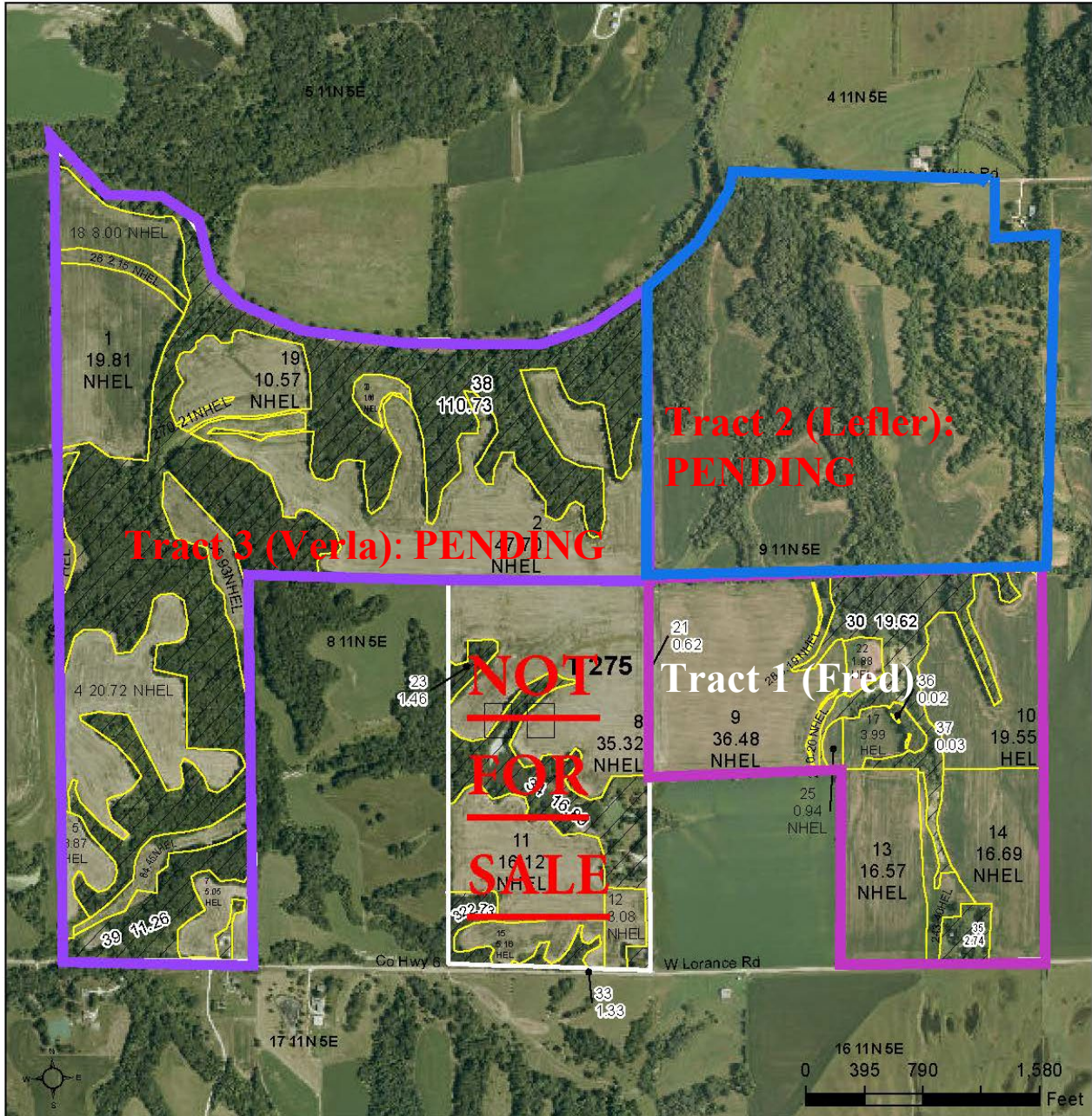
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United States
Department of
Agriculture

Peoria County, Illinois



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created January 13, 2025

Farm 3009
Tract 275

Tract Cropland Total: 291.10 acres

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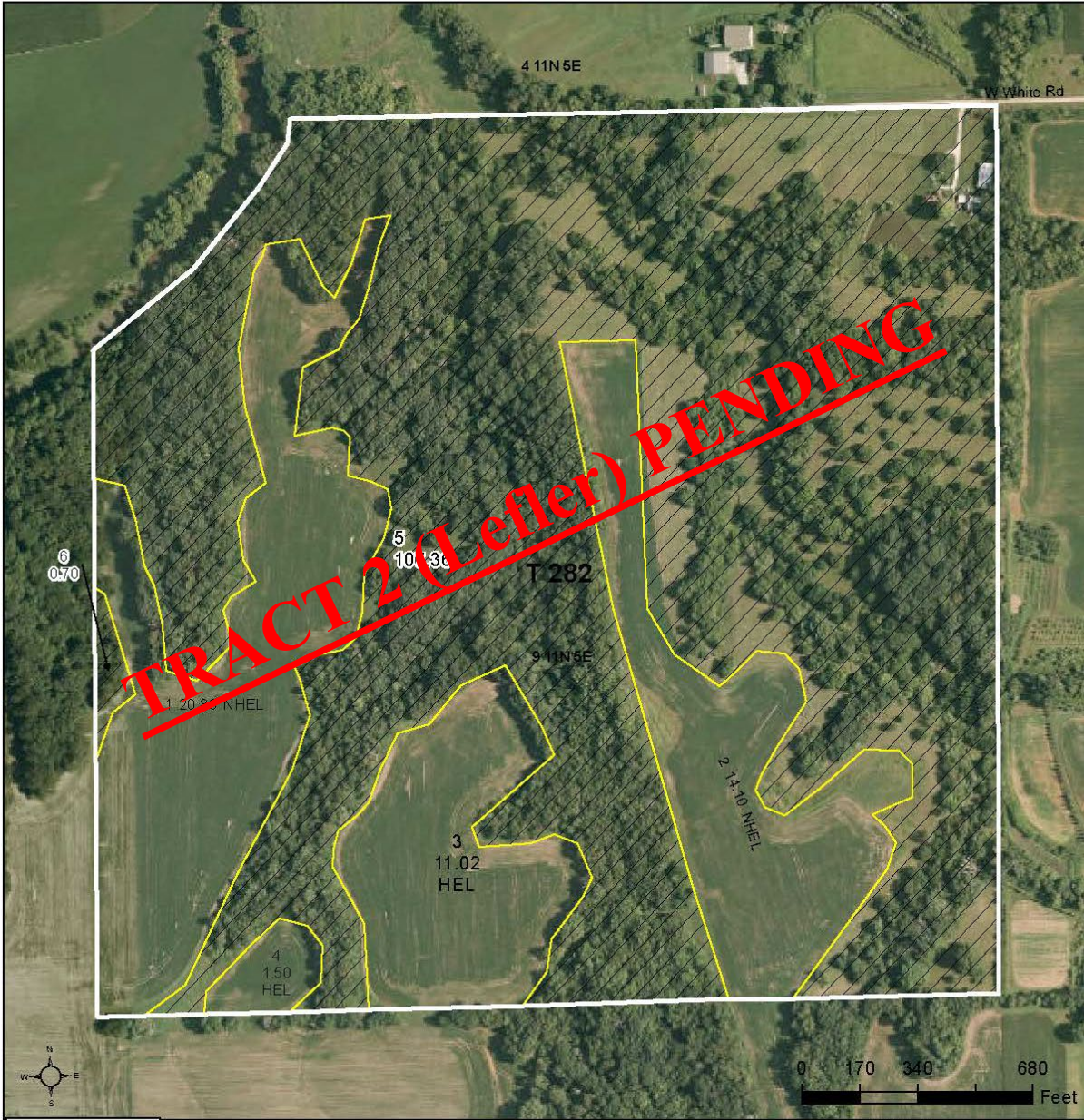


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Peoria County, Illinois



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

Wetland Determination Identifiers	
	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

2025 Program Year
Map Created January 13, 2025

Farm 1448
Tract 282

Tract Cropland Total: 47.45 acres

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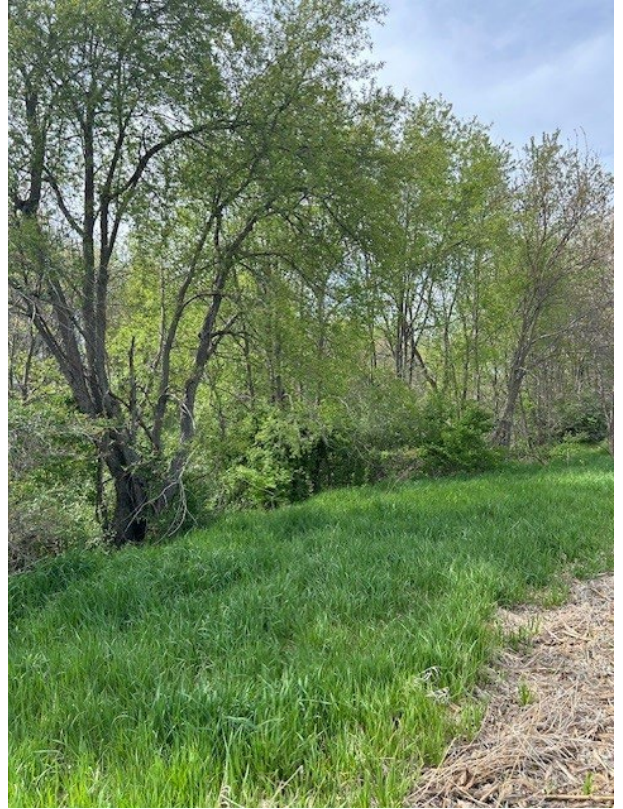
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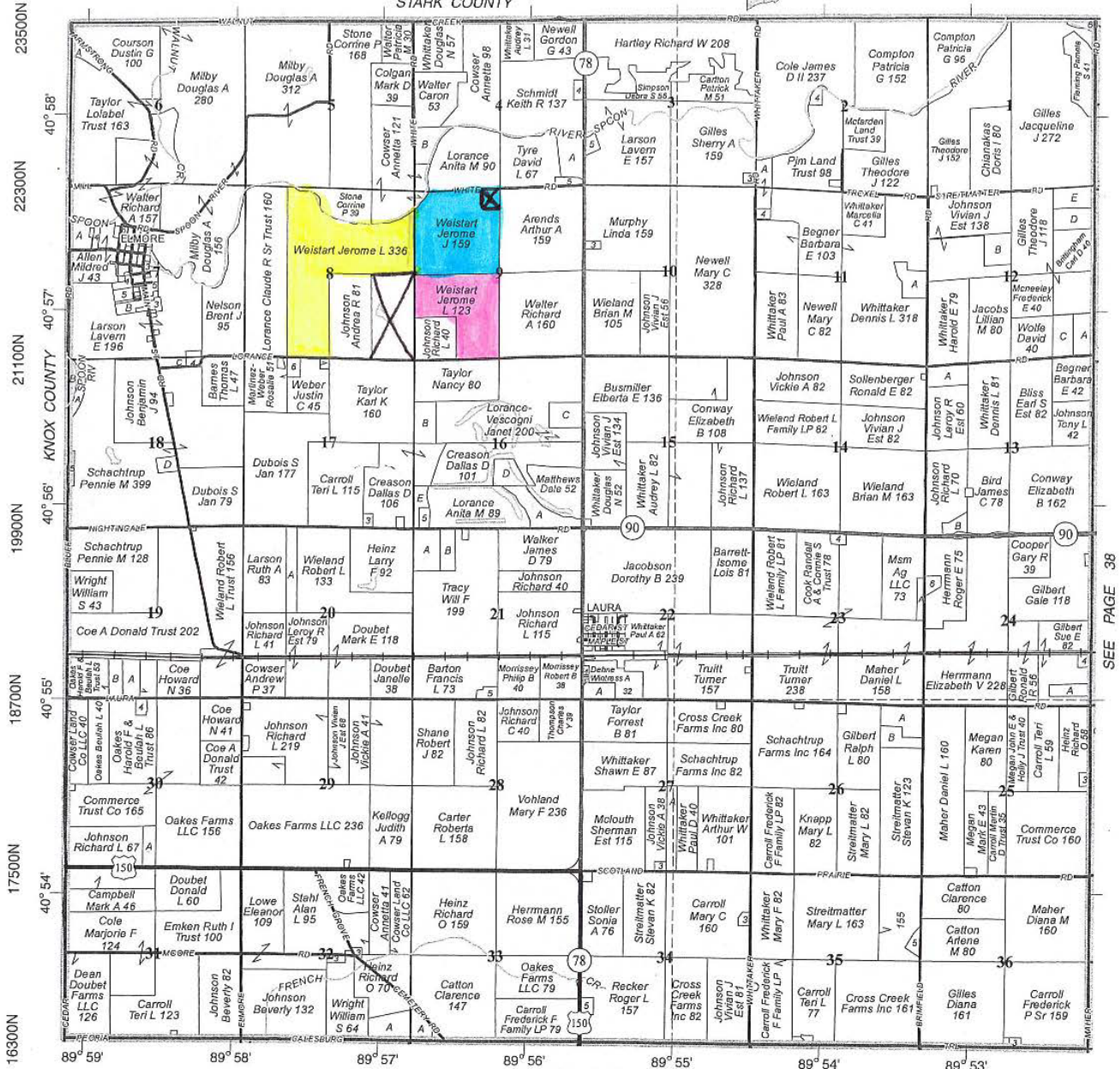
Tract 1

Refer to page 55 for keyed parcels

MILLBROOK

T.11N.-R.5E.

STARK COUNTY



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SEE PAGE 28

Peoria County, IL

24700W 23500W 22300W 21100W 19900W 18700W 17500W

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