



THE CAMERON FARM

76.00 TAXABLE ACRES

AVAILABLE IN THREE (3) TRACTS or WHOLE

SECTION 25 - MAY TOWNSHIP

CHRISTIAN COUNTY, IL

39.5493, -89.1546

FARMS FOR SALE

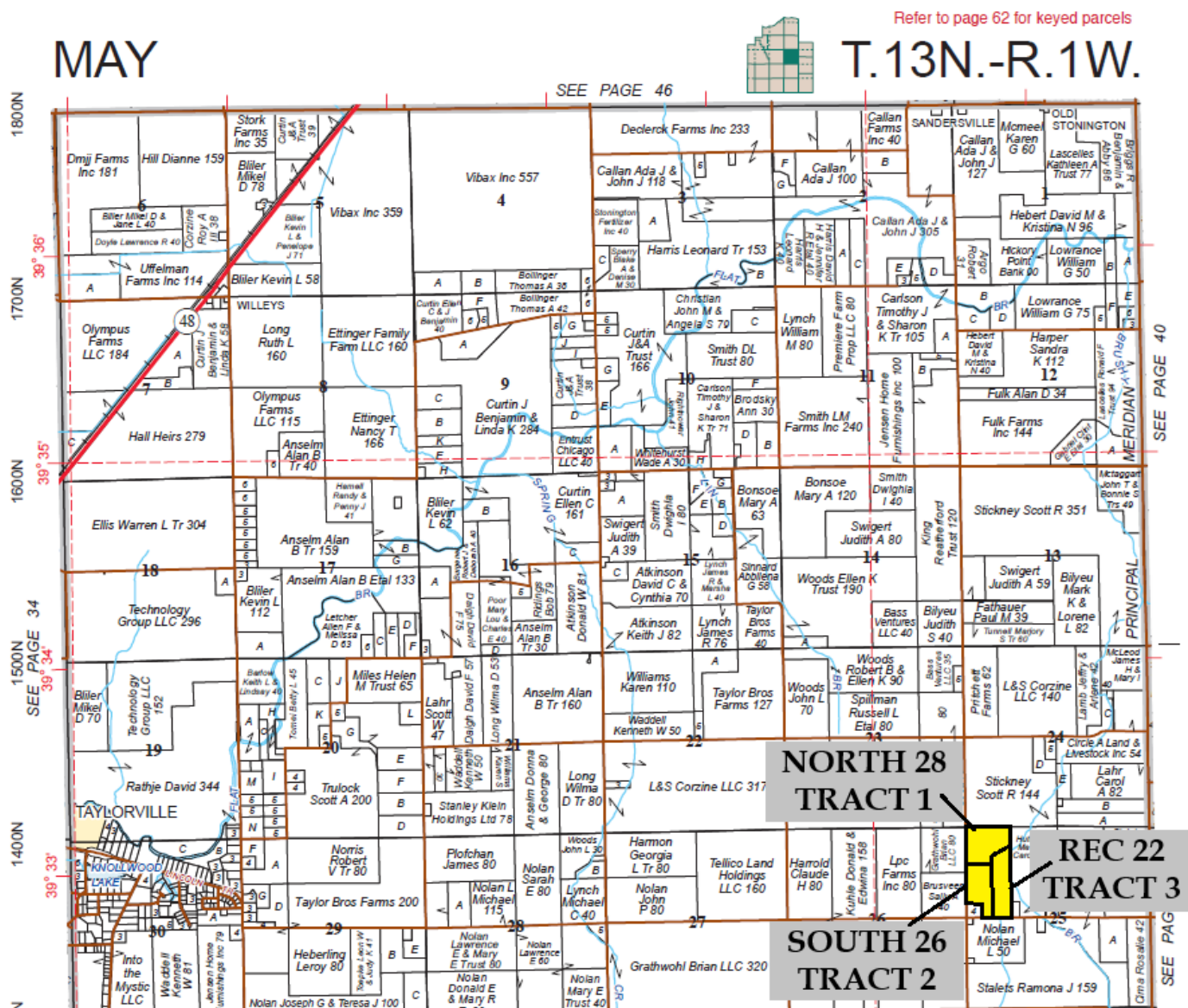
NORTH 28 – Tract 1: 28 +/- Ac. asking \$10,500/ac, \$294,000 total

SOUTH 26 – Tract 2: 26 +/- Ac. asking \$13,500/ac, \$351,000 total

REC 22 – Tract 3: 22 +/- Ac. asking \$6,800/ac, \$149,600 total

TOTAL PROPERTY: \$794,600 or \$10,455/ac

*Each individual tract acreage and boundary line subject to final survey. Aerial map provided for reference only. PIN: 08-14-25-100-001-00; 2024 RE Tax Pd 2025 - \$1,987.36 (\$26.15/ac)





NORTH 28 – Tract 1: 28 +/- Ac. asking \$10,500/ac, \$294,000 total

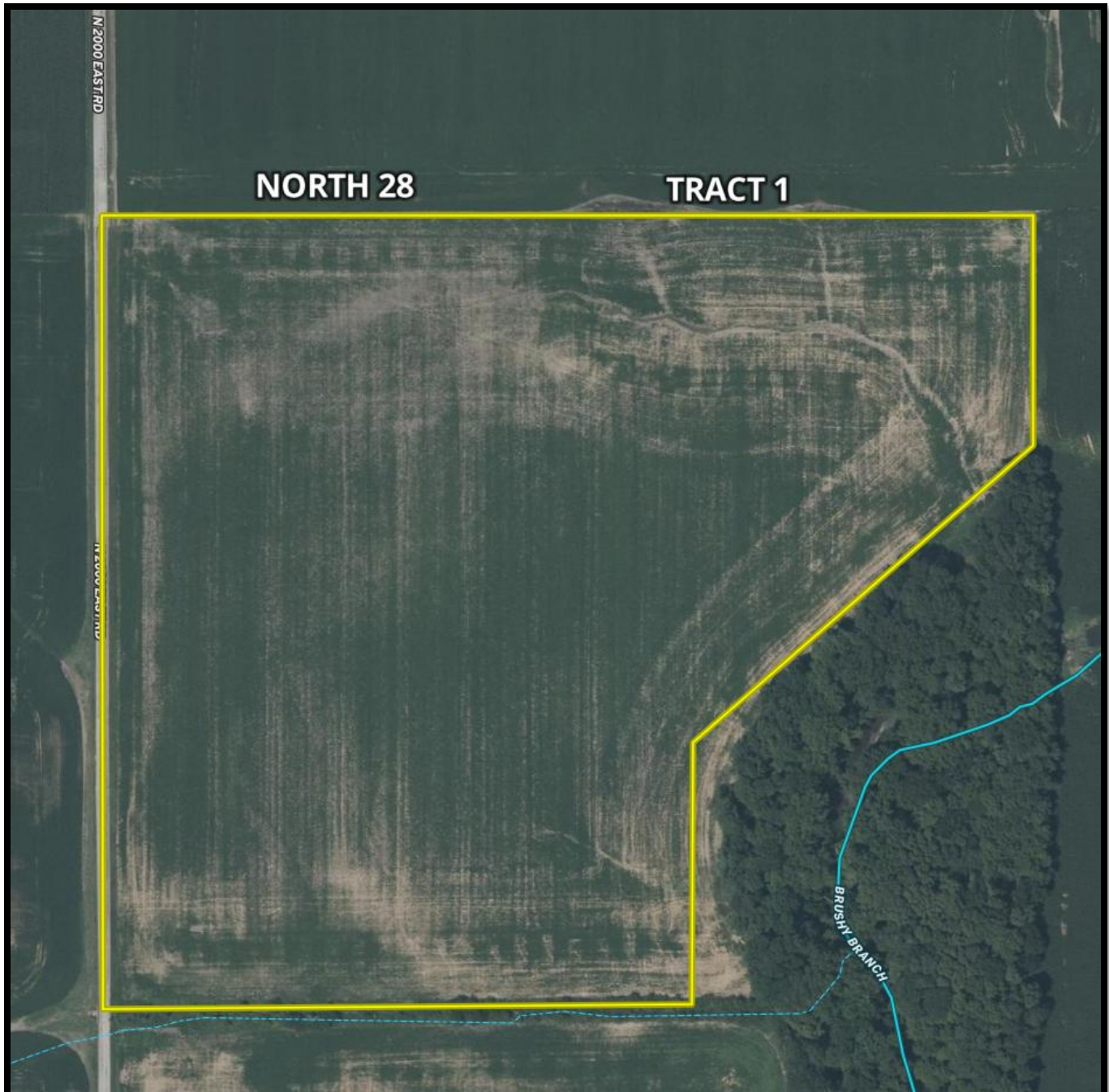
Estimated 27.3 Tillable Acres or 97.5% Tillable

115.2 Soil PI with Primary Soil Types Herrick, Hickory, Rozetta, Harrison

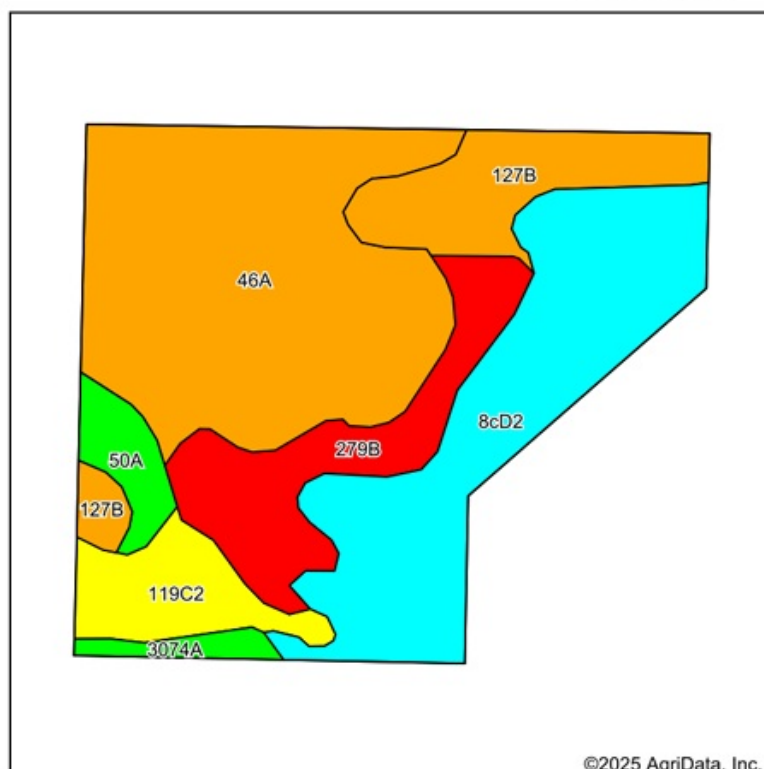
Open Drainage Ditch Serves as Southern Boundary; Natural Slope / Drainage to the East

Road Frontage Along West Boundary to CR 2000 E

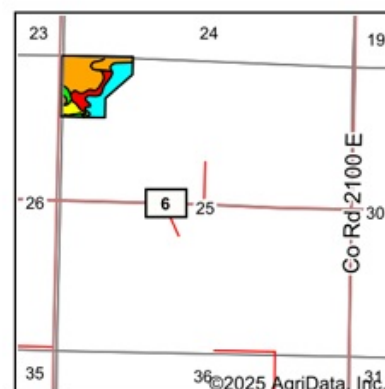
*Final tract acreage and boundary line subject to survey. Aerial map provided for reference only.



Soils Map



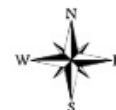
Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Christian**
Location: **25-13N-1W**
Township: **May**
Acres: **27.39**

GESWEIN
FARM & LAND

Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
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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	10.26	37.4%		181	58	133	85	85	70
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	7.32	26.7%		**107	**37	**82	75	75	58
**279B	Rozetta silt loam, 2 to 5 percent slopes	3.47	12.7%		**161	**50	**118	87	87	78
**127B	Harrison silt loam, 2 to 5 percent slopes	3.09	11.3%		**177	**54	**129	83	83	67
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	1.89	6.9%		**140	**46	**104	69	69	45
**50A	Virden silty clay loam, 0 to 2 percent slopes	0.92	3.4%		**186	**60	**138	82	82	67
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.44	1.6%		**186	**58	**136	71	71	66
Weighted Average					155.7	50.2	115.2	*n 80.9	*n 80.9	*n 65.6

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: 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>

* 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"

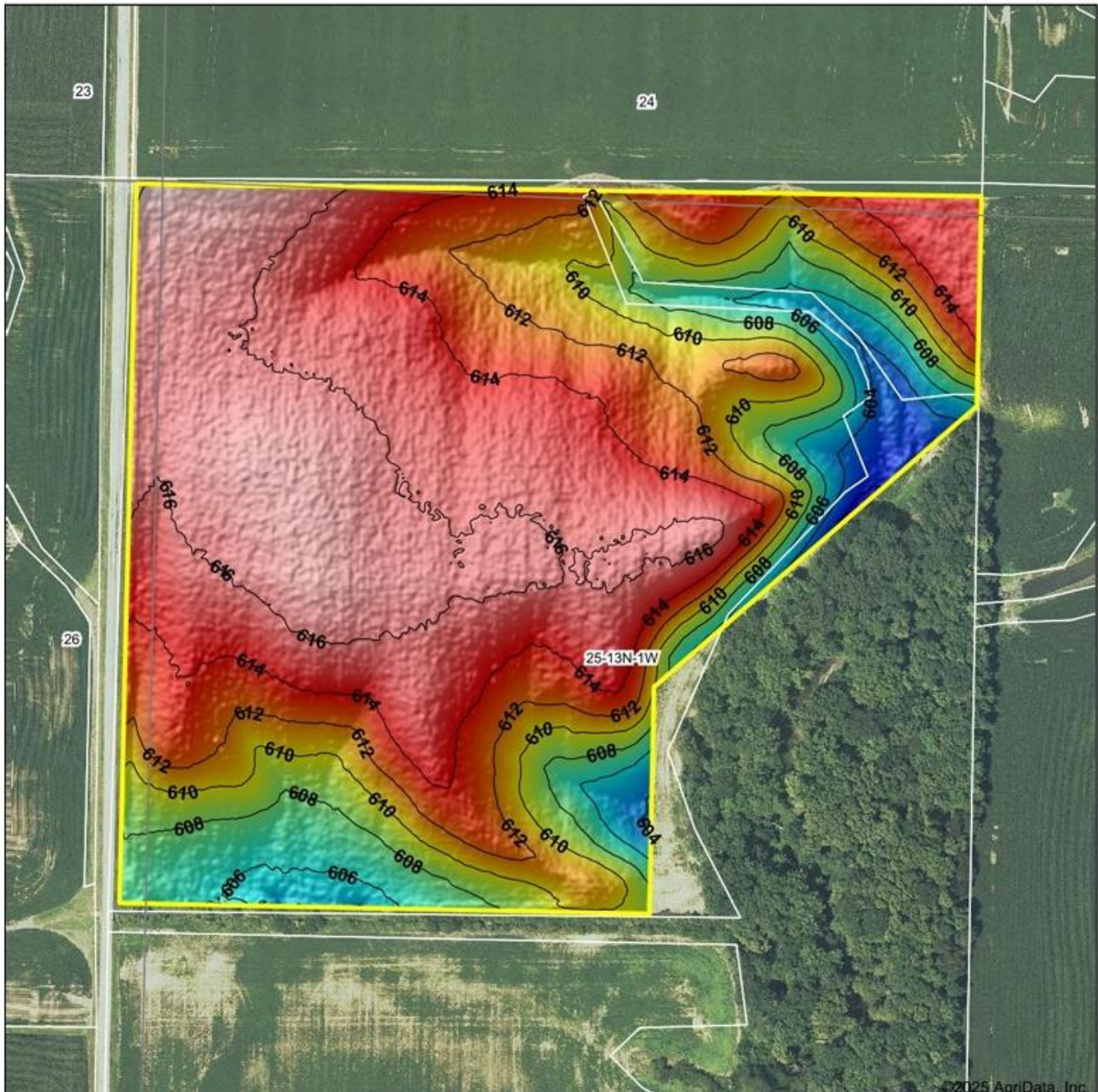
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Matt Rhodes, Broker

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217-251-7067

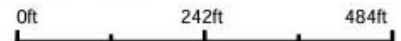
Topography Hillshade



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Source: USGS 1 meter dem
Interval(ft): 2



Min: 601.7
Max: 618.3
Range: 16.6
Average: 612.6
Standard Deviation: 3.64 ft



25-13N-1W
Christian County
Illinois

Boundary Center: 39° 33' 5.83, -89° 9' 16.96

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.

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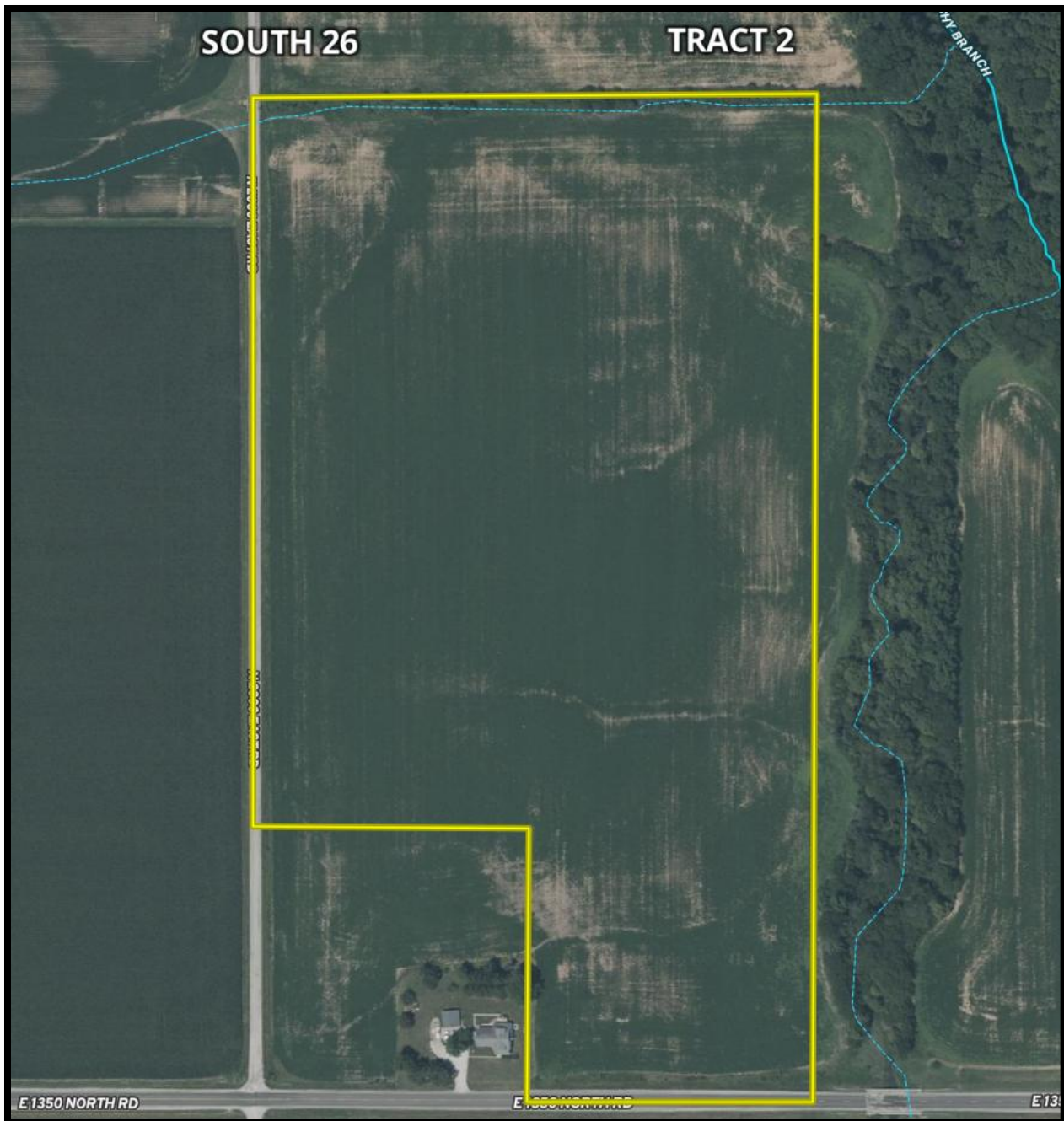
SOUTH 26 – Tract 2: 26 +/- Ac. asking \$13,500/ac, \$351,000 total

Estimated 24.6 Tillable Acres or 94.6% Tillable

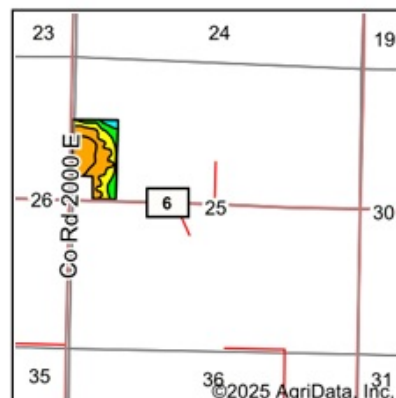
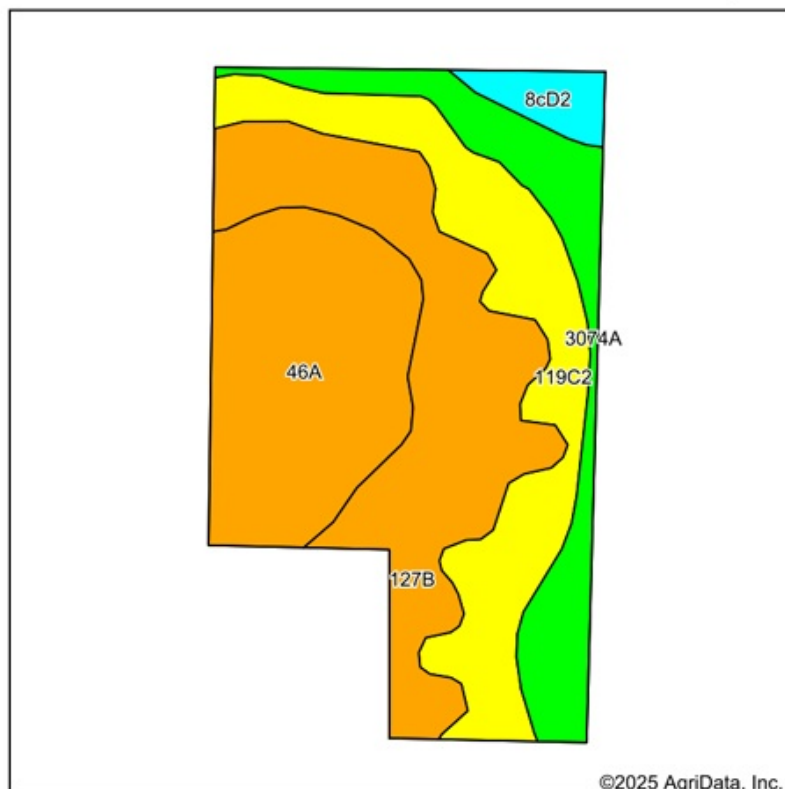
123.5 Soil PI with Primary Soil Types Harrison, Herrick, Elco, Radford

Open Drainage Ditch Serves as Northern Boundary; Natural Slope / Drainage to the East
Road Frontage to CR 2000 E & County Highway 6 (Taylorville – Assumption Blacktop)

*Final tract acreage and boundary line subject to survey. Aerial map provided for reference only.



Soils Map



State: **Illinois**
 County: **Christian**
 Location: **25-13N-1W**
 Township: **May**
 Acres: **24.63**

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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
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46A	Herrick silt loam, 0 to 2 percent slopes	6.58	26.7%		181	58	133	85	85	70
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	6.01	24.4%		**140	**46	**104	69	69	45
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	3.65	14.8%		**186	**58	**136	71	71	66
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	0.78	3.2%		**107	**37	**82	75	75	58
Weighted Average					168.2	53.2	123.5	*n 78.1	*n 78.1	*n 62

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: 01-28-2025

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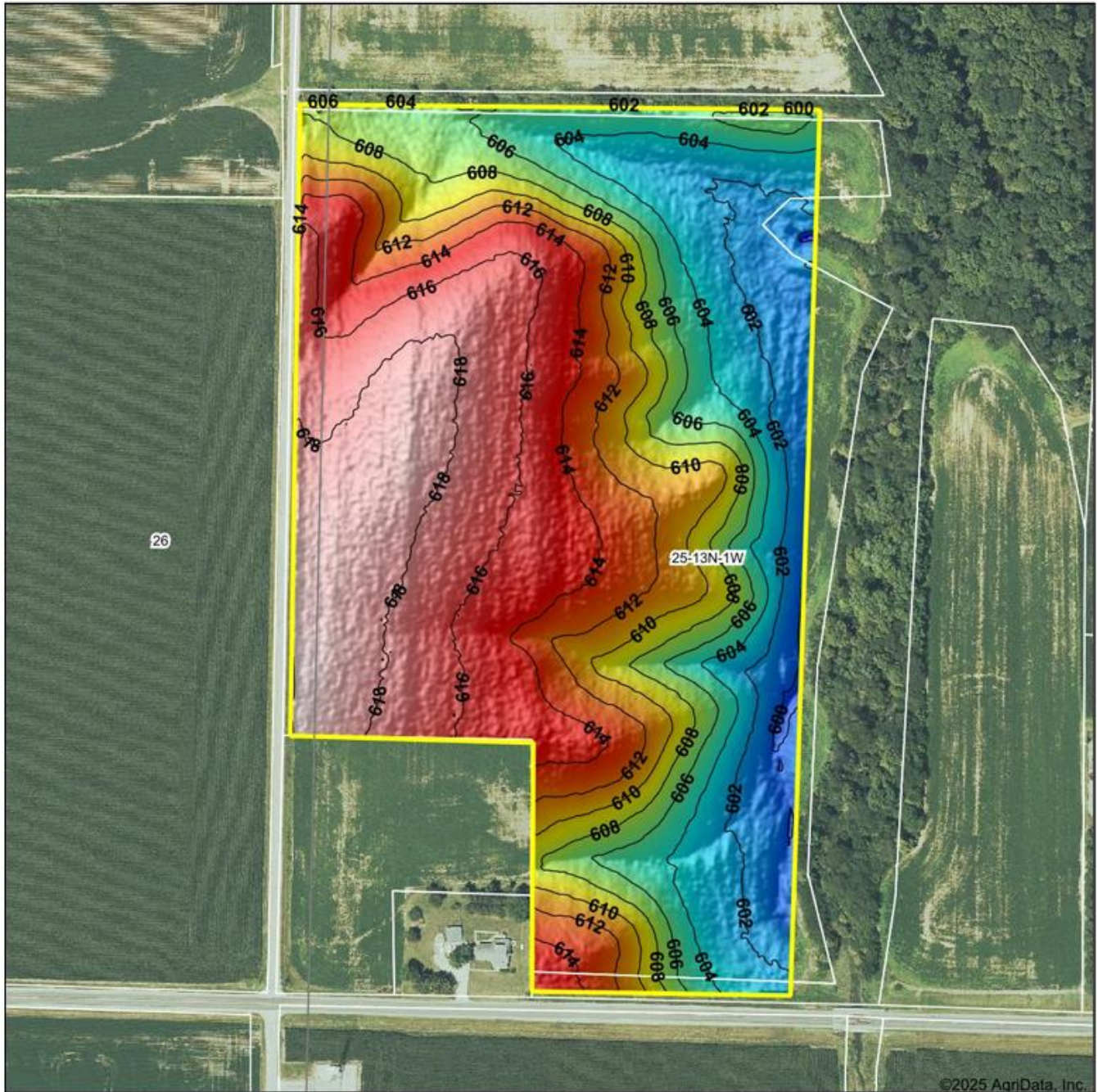
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 2

Min: 598.2

Max: 620.2

Range: 22.0

Average: 610.5

Standard Deviation: 5.87 ft



25-13N-1W
Christian County
Illinois

Boundary Center: 39° 32' 52.67, -89° 9' 19.91

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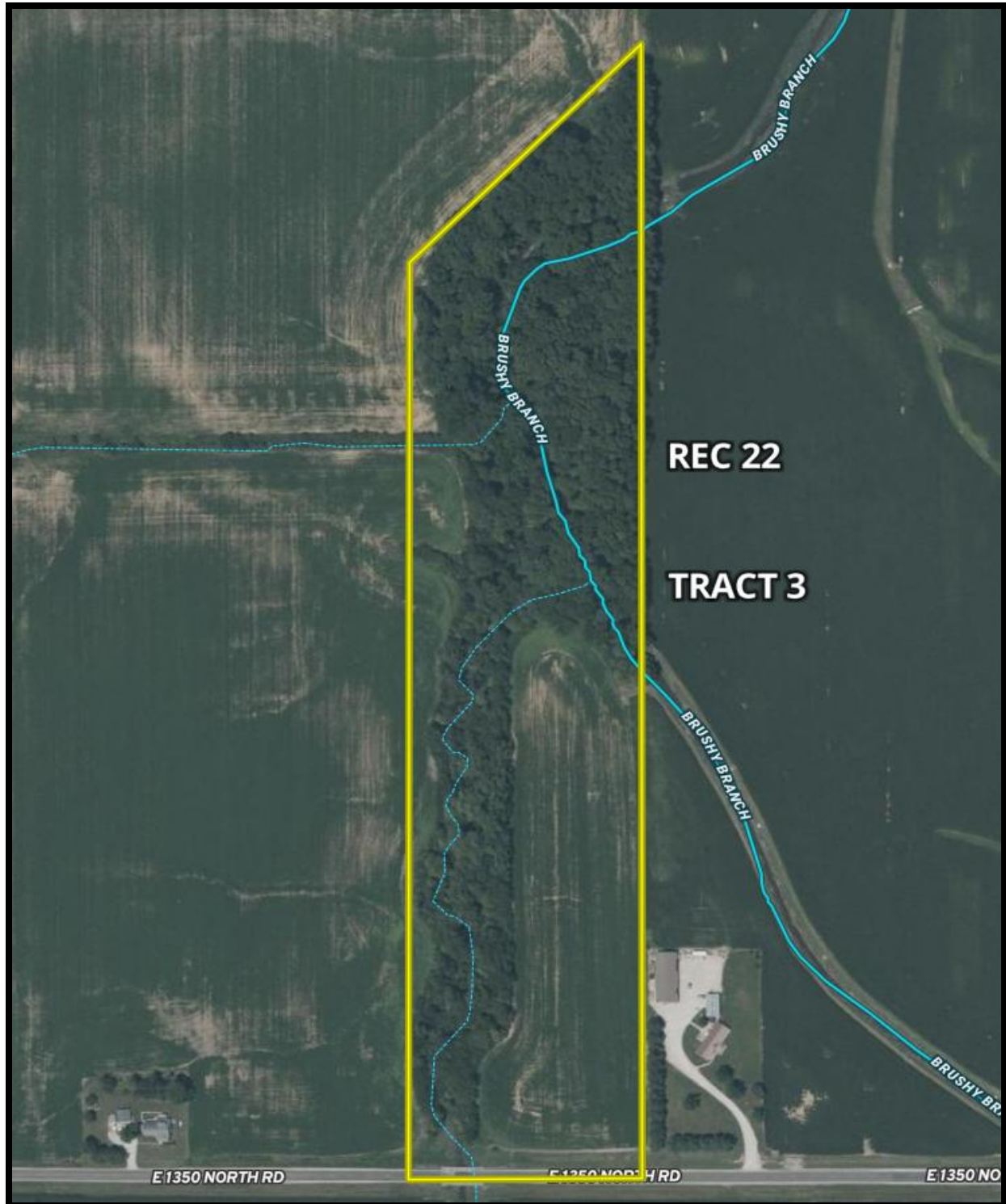
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REC 22 – Tract 3: 22 +/- Ac. asking \$6,800/ac, \$149,600 total

Mixed-use tract containing Tillable / Hunting / Building Site opportunities

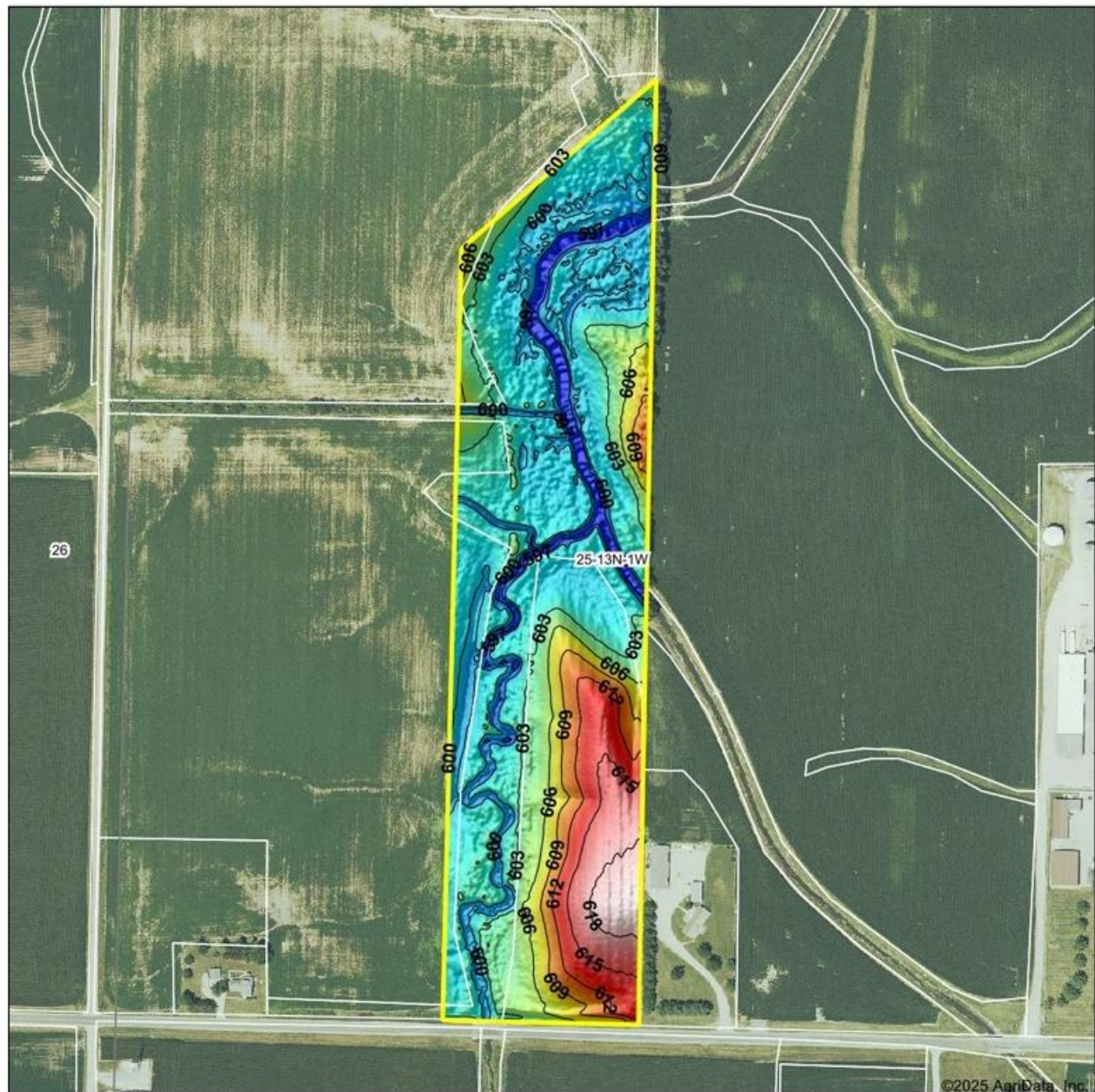
Road Frontage to County Highway 6 (Taylorville – Assumption Blacktop)

*Final tract acreage and boundary line subject to survey. Aerial map provided for reference only.



Excellent hunting tract fed by two open creeks and Brushy Branch with thick timber and brush providing cover. Access to both sides of the creek with potential for food plot, tillable income or building site. Tract lies in Taylorville school district.

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 594.8
Max: 619.7
Range: 24.9
Average: 603.8
Standard Deviation: 5.51 ft

0ft 382ft 763ft



25-13N-1W
Christian County
Illinois

Boundary Center: 39° 32' 56.73, -89° 9' 11.47

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.

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Southeast View

Southwest View



Northeast View



Northwest View

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



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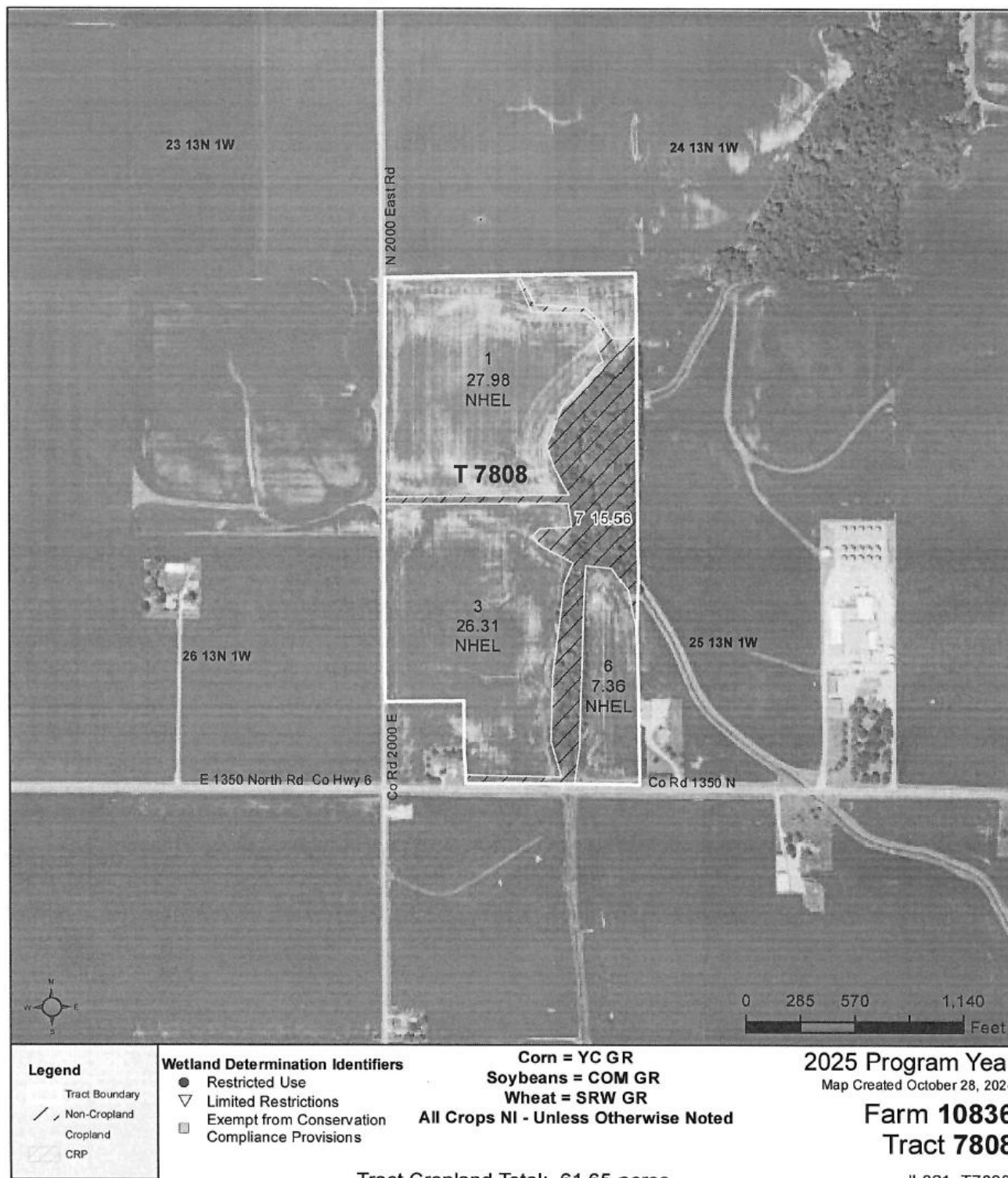
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United States
Department of
Agriculture

Christian County, Illinois



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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