

Clayton Township Farm

79.41± total acres | Section 26 | Clayton Township | Woodford County Illinois



looking south, 8.29.19



September 17, 2019

Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Managing Broker | Owner

Land Pro LLC

630.258.4800c | ray@landprollc.us

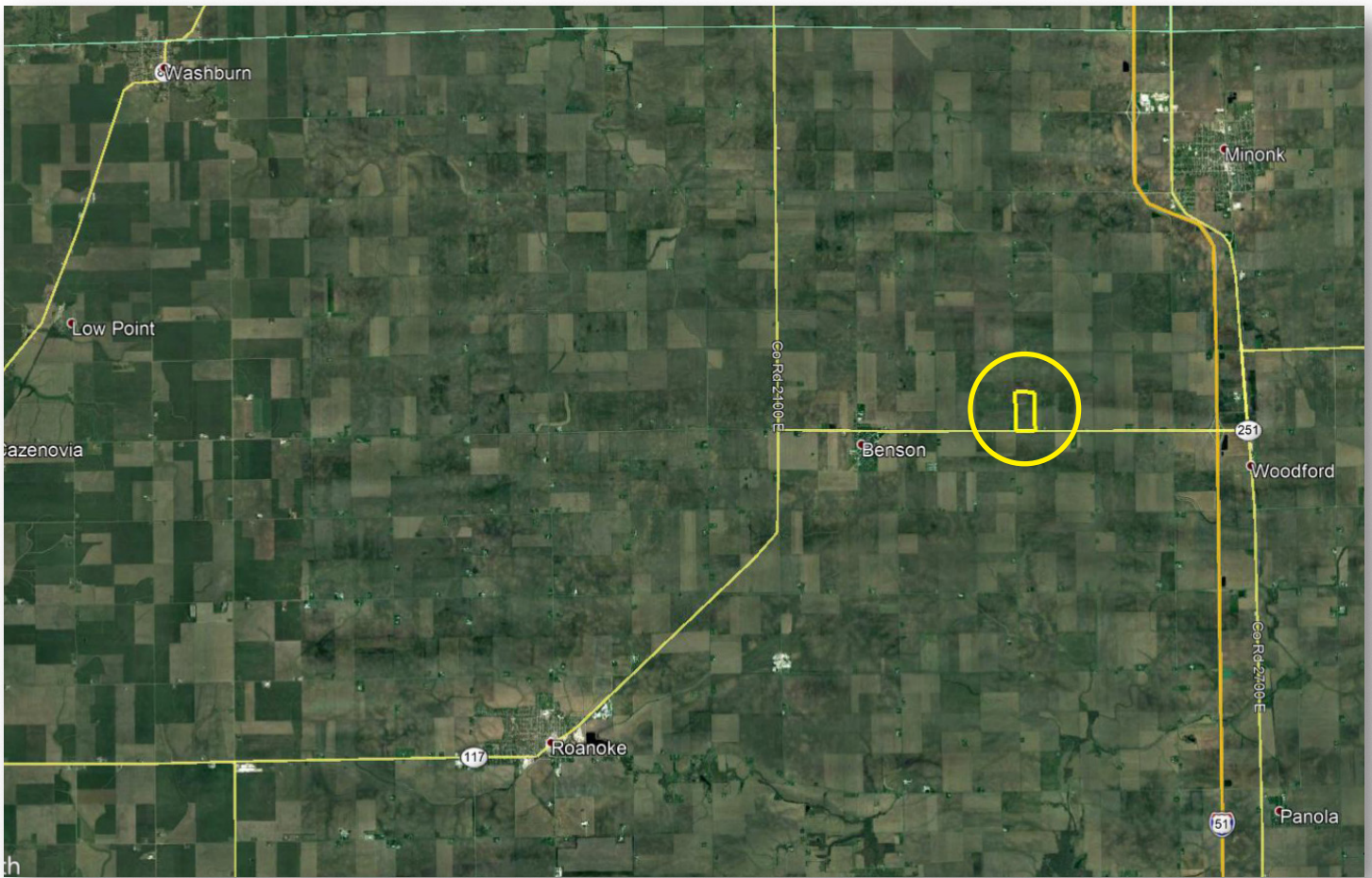
2681 US Hwy 34 | Oswego IL 60543

331.999.3490 | www.landprollc.us

Professional Land Specialists

Clayton Township Farm

79.41± total acres | 78.14± tillable acres | Section 26 | Clayton Township | T.28N.-R.1E. | Woodford County IL



Ray L. Brownfield, ALC AFM | Managing Broker, Owner

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



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ACREAGE

- 79.41± total acres
- 78.14± tillable acres

SOILS

- Productivity Index - 139.5
- predominantly Elpaso, Flanagan

DESCRIPTION

The W½ of the SW¼ in Section 26, Clayton Township, T.28N.-R.1E., Woodford County Illinois

PRICE

\$817,923 (\$10,300/acre)

TAXES (2018)

\$3,596.56 (\$45.29/ac)

PIN

05.26.300.001

FARM LEASE

Open for 2020

IMPROVEMENTS

None

FRONTAGE

IL Rt 116
Co Rd 2400 E



DRIVING DIRECTIONS

(Points are to the center of the city.)

- 2.0± mi E of Benson IL
- 2.2± mi W of I-39 & IL Rt 116 interchange
- 29.9± mi N of Bloomington IL
- 32.6± mi NE of Peoria IL
- 81.6± mi NW of Champaign IL
- 95.3± mi NE of Springfield IL
- 107.0± mi S of Rockford IL
- 120.0± mi SE of Moline IL
- 121.0± mi SW of Chicago IL
- GPS 40.853163, -89.082513

Clayton Township Farm Yields

	Corn	Soybeans
2018	217	-
2017	-	56
2016	-	69
2015	181	-
2014	-	64

FSA Information

Farm 191 | Tract 475

ARC-CO

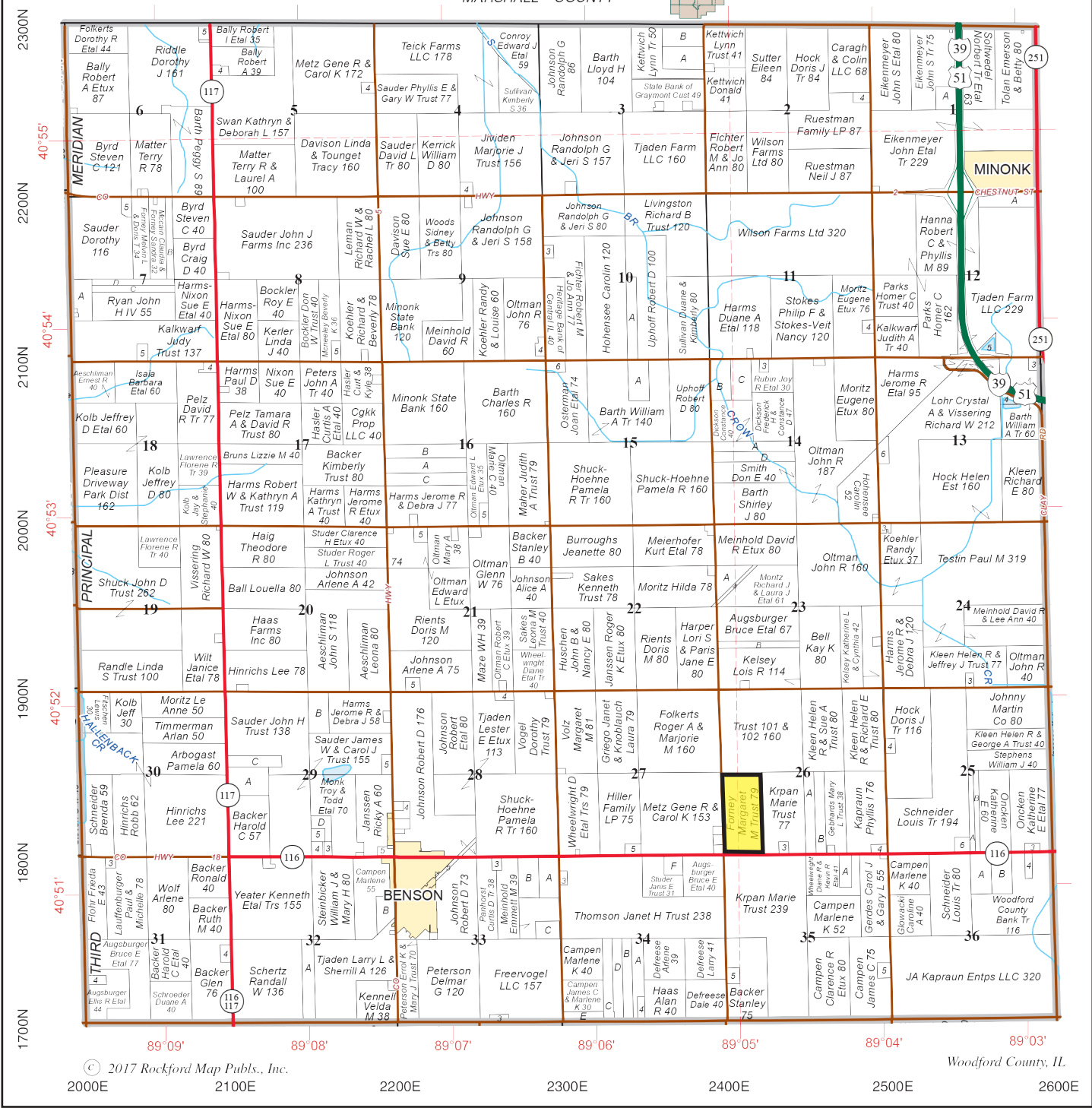
Commodity	Base Acres	County Yield
Corn	38.70	172
Soybeans	38.70	49



CLAYTON

MARSHALL COUNTY

T.28N.-R.1E.

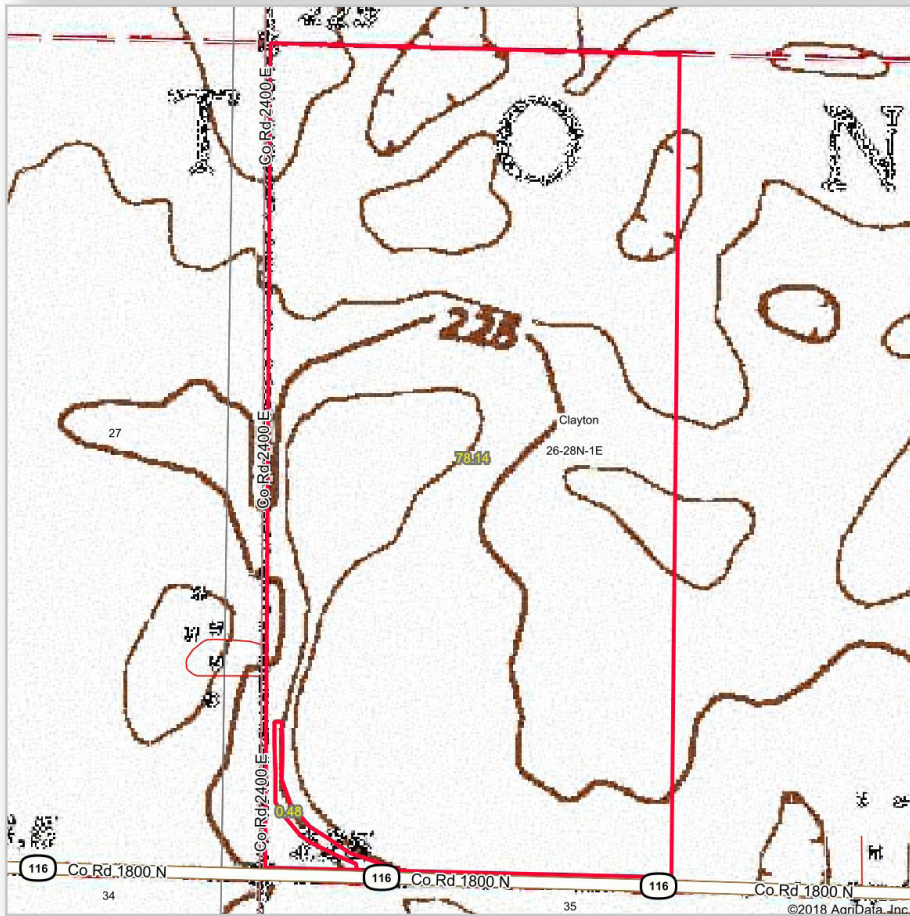


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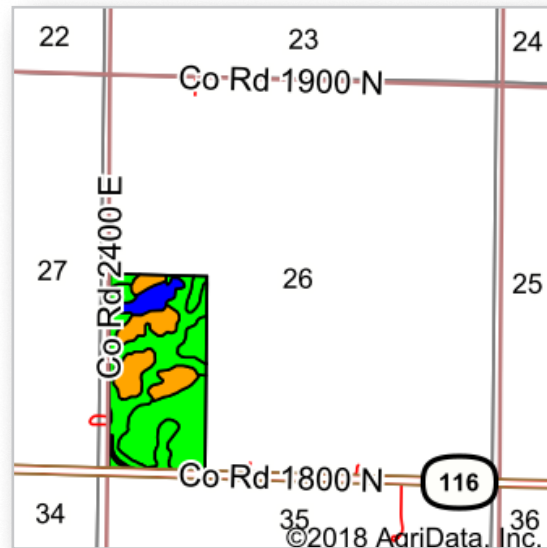
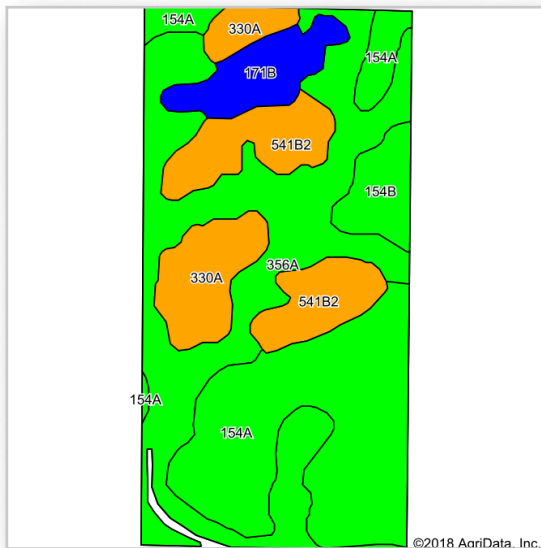
Woodford County, IL

2000E 2100E 2200E 2300E 2400E 2500E 2600E

Boundaries and acreages are approximate.



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Area Symbol: IL203, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/Ae	Grass-legume hay, T/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.83	36.9%		FAV	195	63	66	0.00	5.77	144
154A	Flanagan silt loam, 0 to 2 percent slopes	24.24	31.0%		FAV	194	63	77	0.00	5.90	144
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	9.48	12.1%		FAV	**174	**54	**67	**5.72	0.00	**127
330A	Peotone silty clay loam, 0 to 2 percent slopes	7.14	9.1%		FAV	164	55	61	0.00	5.02	123
**171B	Catlin silt loam, 2 to 5 percent slopes	4.94	6.3%		FAV	**185	**58	**72	**6.70	0.00	**137
**154B	Flanagan silt loam, 2 to 5 percent slopes	3.51	4.5%		FAV	**192	**62	**76	0.00	**5.84	**143
Weighted Average						188.5	60.8	69.9	1.12	4.68	139.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 a UNF = unfavorable; FAV = favorable
 d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
 e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

*c: Using Capabilities Class Dominant Condition Aggregation Method





United States
Department of
Agriculture

Woodford County, Illinois

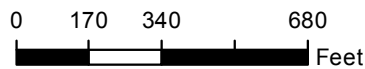


Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



NAIP Imagery 2017

2018 Program Year

Map Created November 15, 2017

Farm 191
Tract 475

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Boundaries and acreages are approximate.