

Montgomery Trust Farm



photo, 2.7.20



March 10, 2020

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

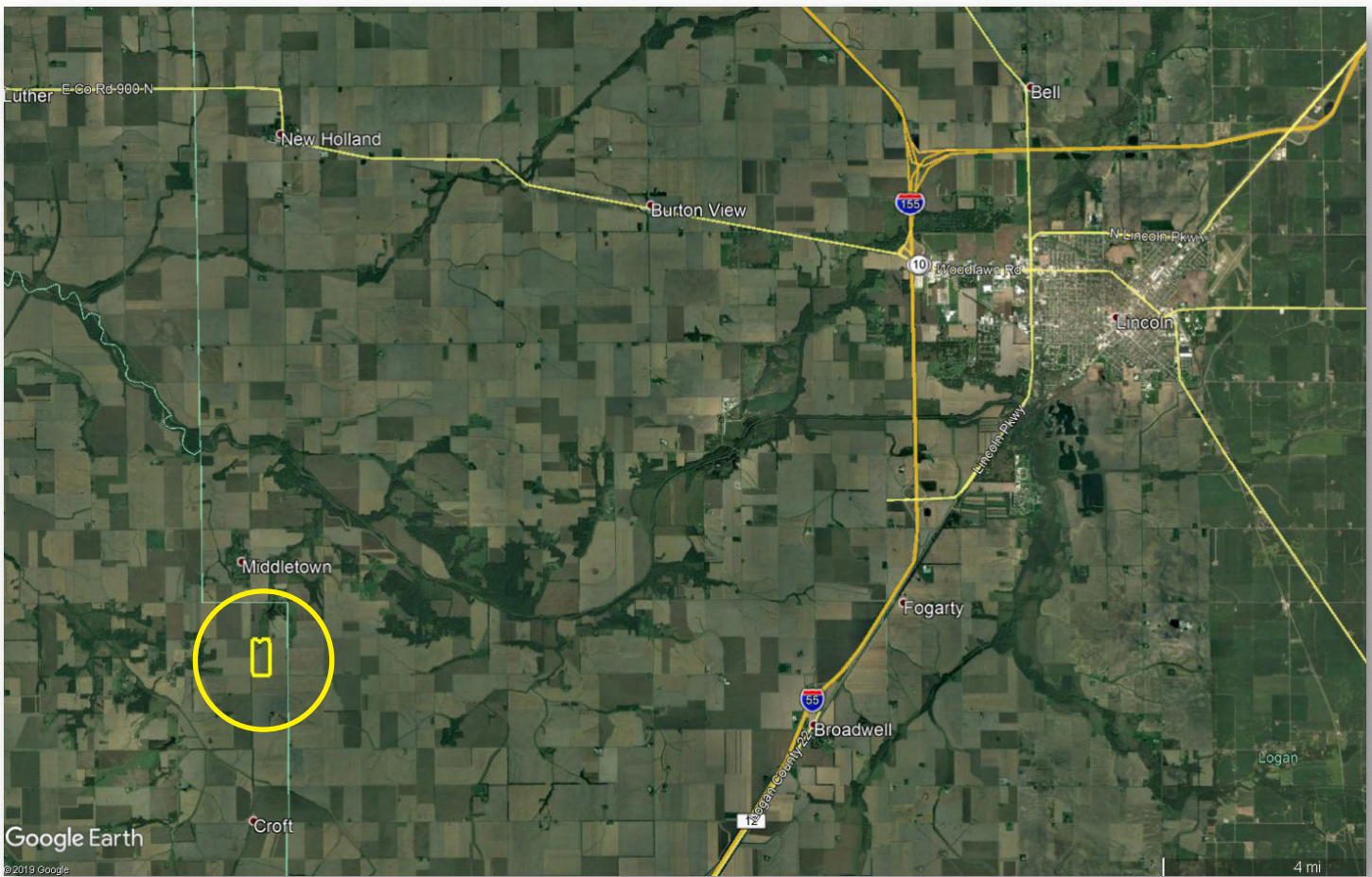


Buy Land. They're Not Making It Anymore.

~ Mark Twain

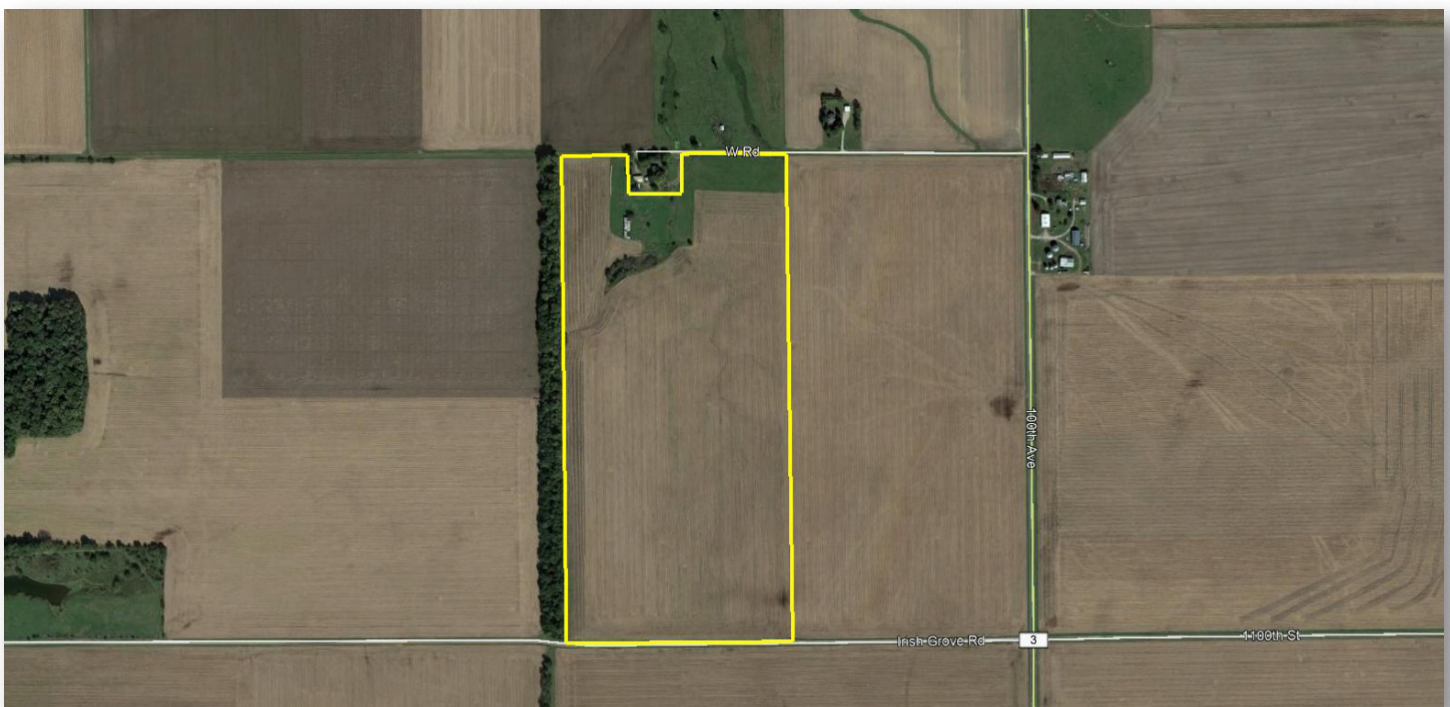
Montgomery Trust Farm

74.49± tax acres | 68.34± tillable acres | Section 19 | Irish Grove Precinct | T.19N.-R.4W. | Menard County IL



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

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Boundaries and acreages are approximate.

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ACREAGE

74.49± tax acres
68.34± tillable acres

SOILS

Productivity Index - 136.8
predominantly Lawndale, Drummer, Middle-town

DESCRIPTION

Part of the W½ of the SE¼ of Section 19,
T.19N.-R.4W., Irish Grove Precinct, Menard
County Illinois

PRICE

\$707,655 (\$9,500/acre)

TAXES (2018)

\$3,057.96 (\$41.05/ac)

PIN

09.19.400.001
(includes farm building)

FRONTAGE

Irish Grove Road
West Road



looking north, 2.720



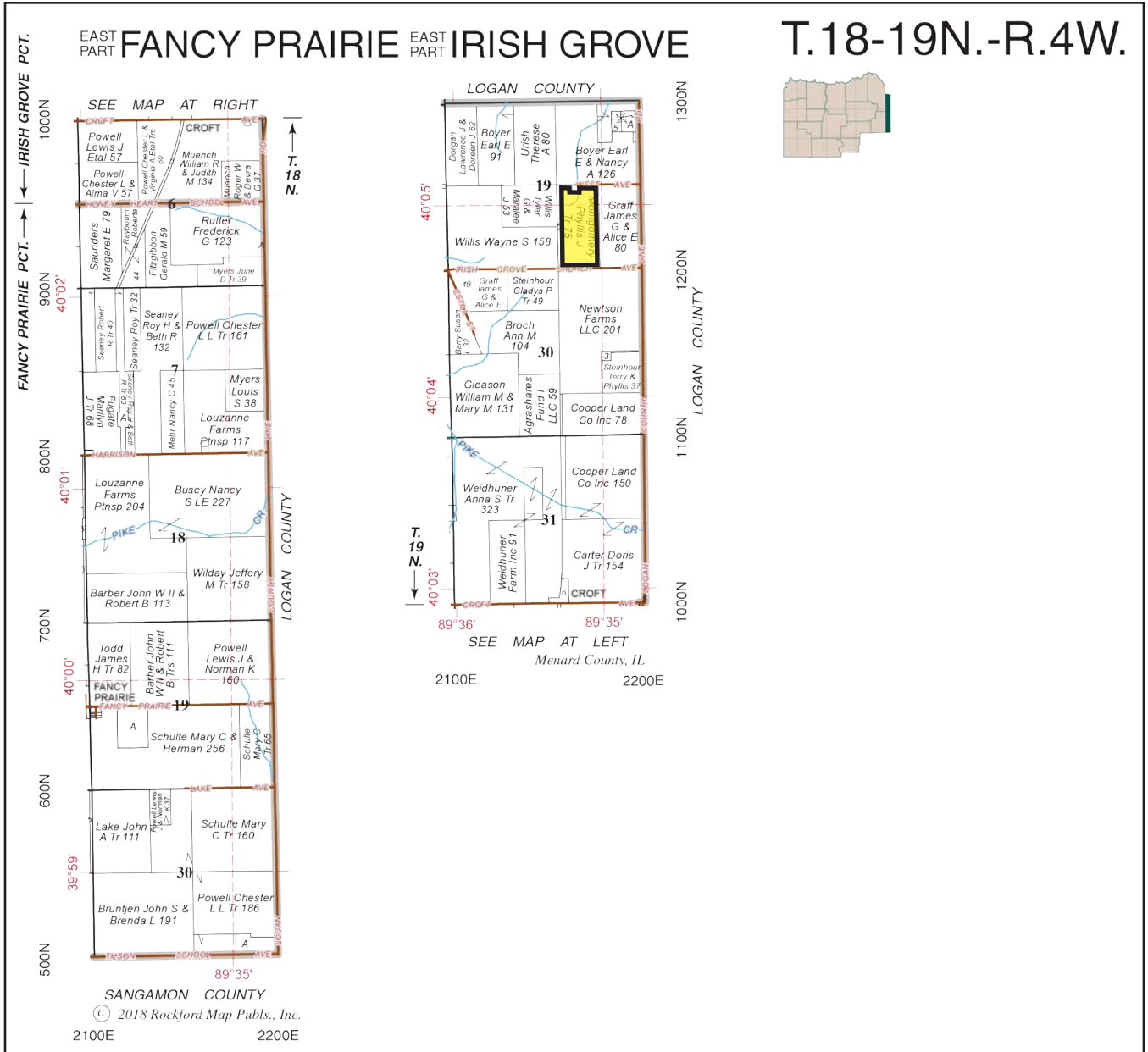
DRIVING DIRECTIONS

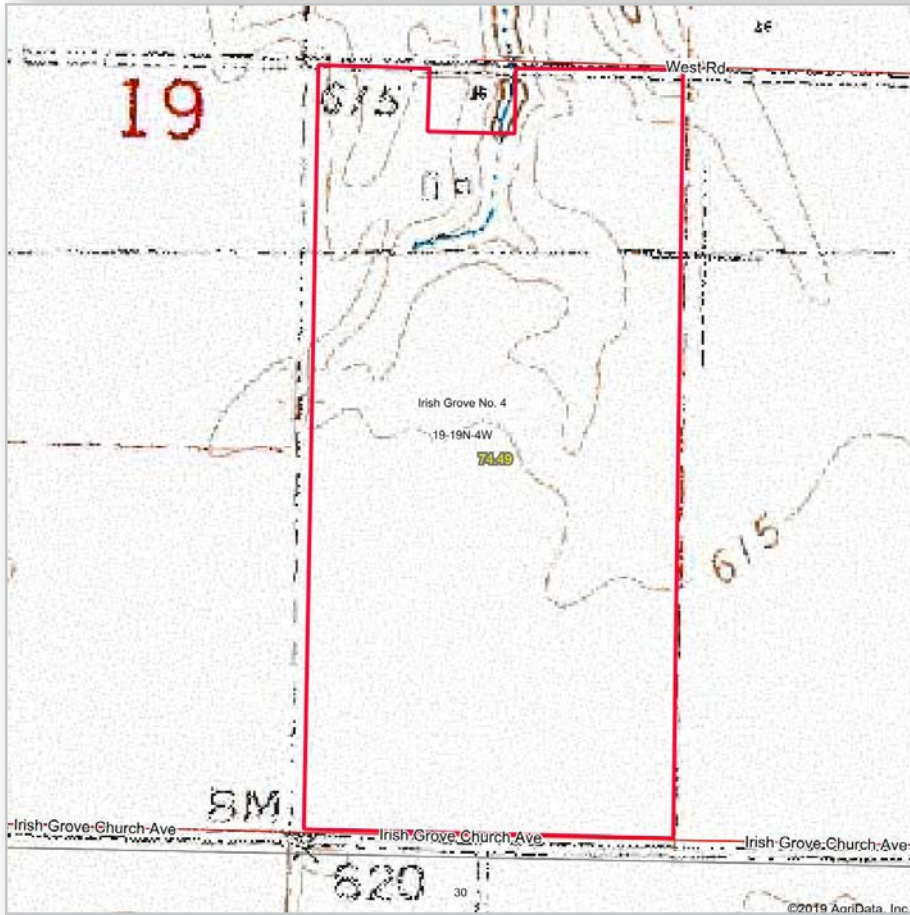
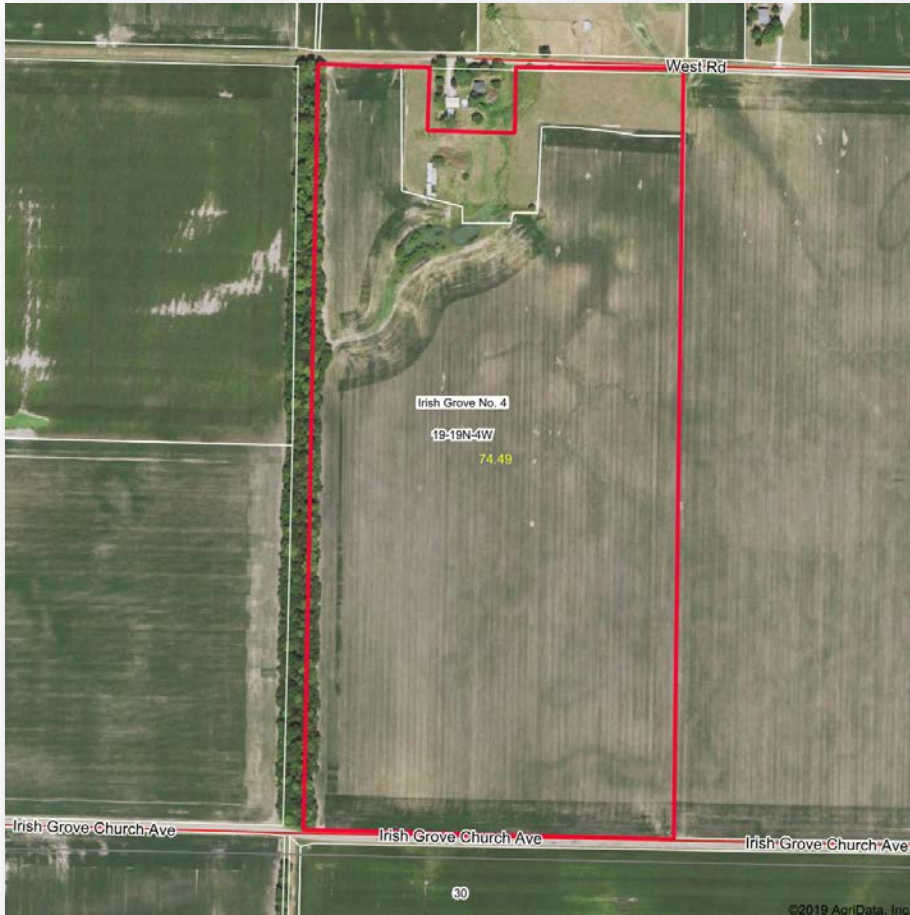
(Points are to the center of the city.)

- 1.0± mi SE of Middletown IL
- 9.5± mi NW of I-55 Broadwell IL interchange
- 22.0± mi N of Springfield IL
- 51.0± mi SW of Bloomington IL
- 134.0± mi SE of Moline IL
- 183.0± mi SW of Rockford IL
- 187.0± mi SW of Chicago IL
- GPS 40.084870, -89.586290

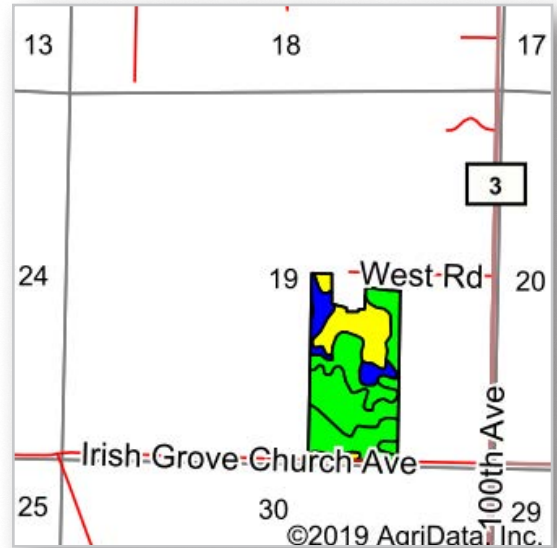
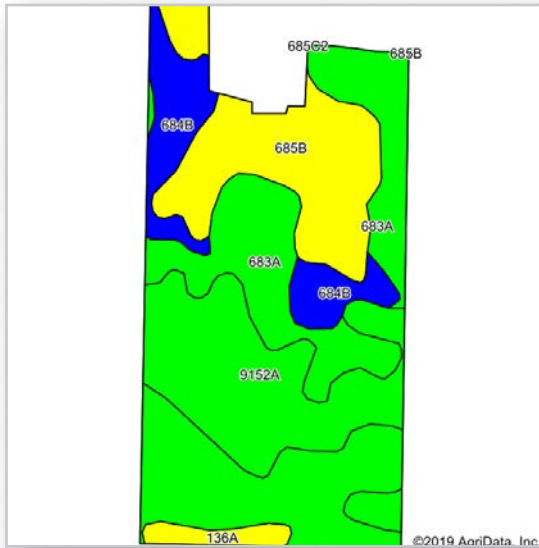


2.720





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Area Symbol: IL129, Soil Area Version: 13

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 d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
683A	Lawndale silt loam, 0 to 2 percent slopes	28.49	41.7%	Green	FAV	197	62	74	0.00	5.90	144
9152A	Drummer silty clay loam, stream terrace, 0 to 2 percent slopes	17.02	24.9%	Green	FAV	195	63	73	0.00	5.64	144
**685B	Middletown silt loam, 2 to 5 percent slopes	14.06	20.6%	Yellow	FAV	**160	**49	**64	**4.59	0.00	**116
**684B	Broadwell silt loam, 2 to 5 percent slopes	7.25	10.6%	Blue	FAV	**186	**58	**72	**6.70	0.00	**137
136A	Brooklyn silt loam, 0 to 2 percent slopes	1.52	2.2%	Yellow	FAV	152	49	60	0.00	4.52	112
Weighted Average						186.7	58.9	71.2	1.66	3.96	136.8

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".
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



Land Brokerage | Farm Management | Land Auctions | Land Consulting

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