

# Pickaway Farm

80.00± total acres | Section 26 | Pickaway Township | Shelby County, IL



looking east 1.11.19



January 28, 2019

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

**Land Pro LLC**

630.258.4800c | ray@landprollc.us

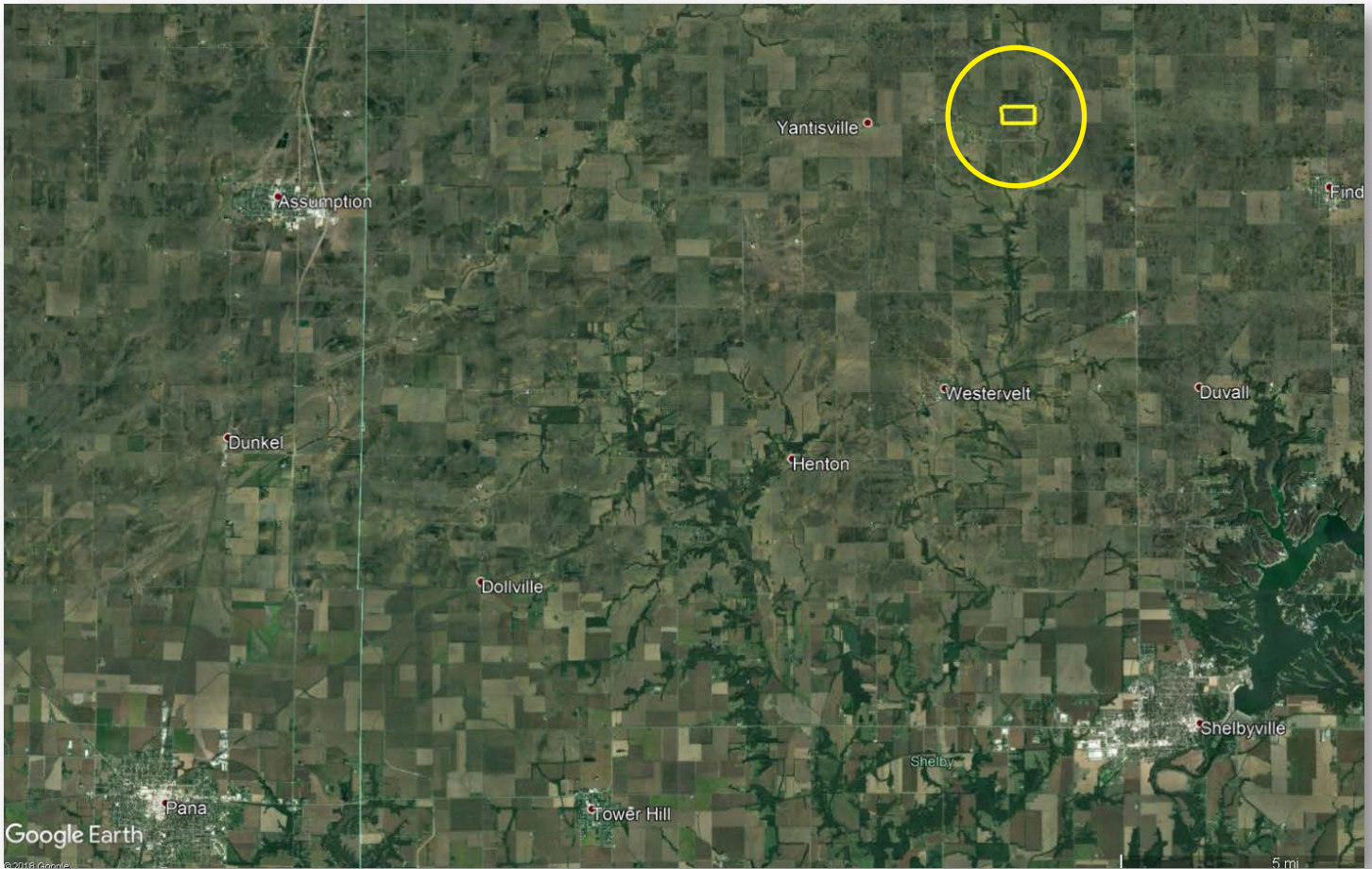
2681 US Hwy 34 | Oswego IL 60543

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*Professional Land Real Estate Specialists*

# Pickaway Farm

80.00± total acres | 74.40± tillable acres | Section 26 | Pickaway Township | T.13N.-R.3E. | Shelby County, IL



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

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**ACREAGE**

- 80.00± total acres
- 74.40± tillable acres

**SOILS**

- Productivity Index - 128.8
- predominantly Dana, Catlin

**DESCRIPTION**

The S½ of the SW¼ Section 26, Pickaway Township, T.13N.-R.3E., Shelby County, Illinois

**PRICE**

\$716,000 (\$8,950/acre)

**TAXES** (2017)

\$1,937.42 (\$24.21/ac)

**PIN**

1404.26.00.300.002

**IMPROVEMENTS**

None

**FRONTAGE**

1645 E Shelby County Road



**DRIVING DIRECTIONS**

(Points are to the center of the city.)

- 27.3± mi E of Taylorville, IL
- 29.7± mi SE of Decatur, IL
- 54.1± mi SE of Springfield, IL
- 74.8± mi SE of Bloomington, IL
- 200.0± mi SW of Chicago, IL
- 201.0± mi SE of Moline, IL
- 216.0± mi S of Rockford, IL
- GPS 39.536450, -88.836393

**FSA Information**  
Farm 11101 | Tract 7497  
ARC-CO

Commodity	Base Acres	County Yield
Corn	42.4	128
Soybeans	32.0	43

**Soil Test**  
October 21, 2017  
KSI Laboratories

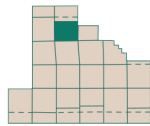
av pH - 6.1  
av P1 - 28  
av K - 227

**Pickaway Farm Yields**

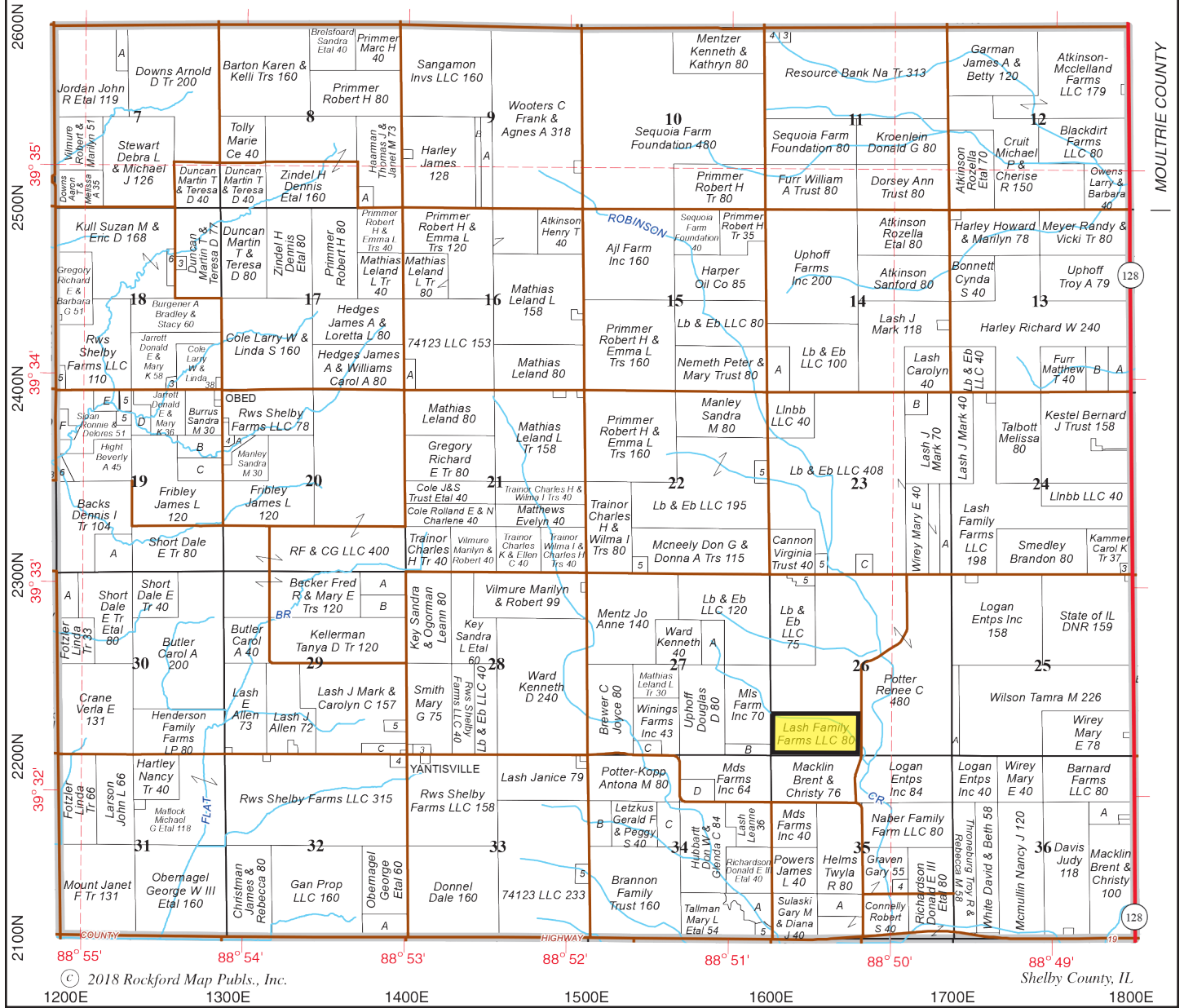
	Corn	Soybeans
2018	220	-
2017	-	60
2016	225	-
2015	-	64
2014	228	-



# PICKAWAY



# T.13N.-R.3E.



MOULTRIE COUNTY

128

128

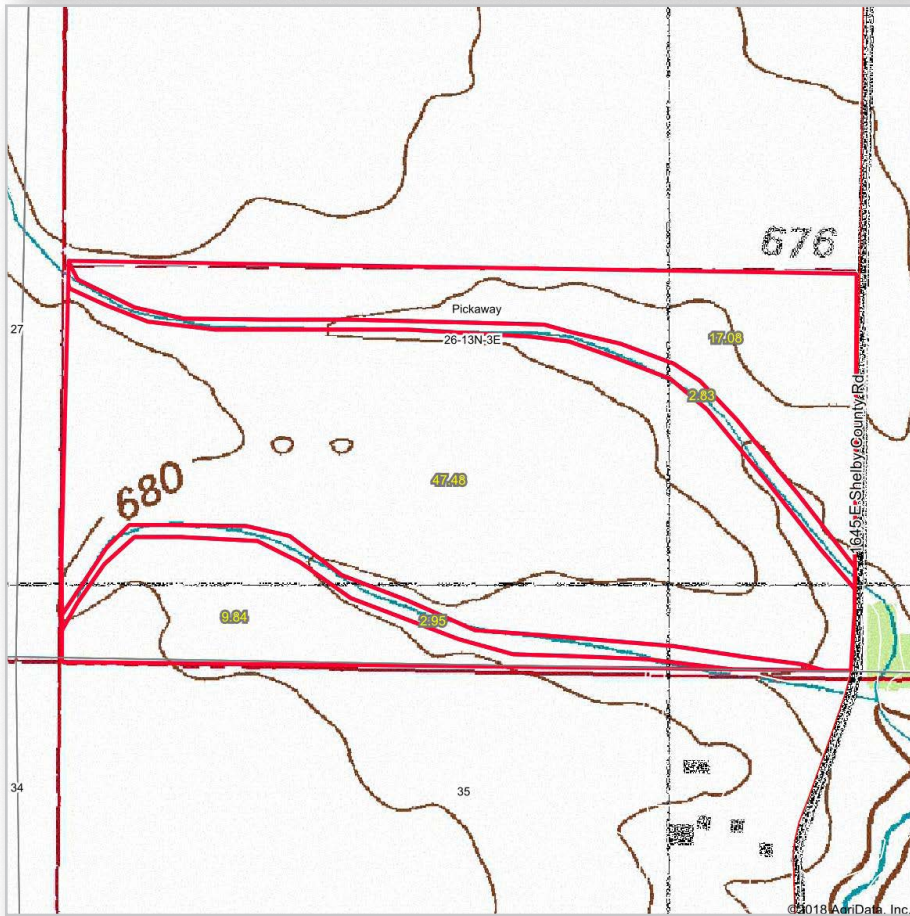
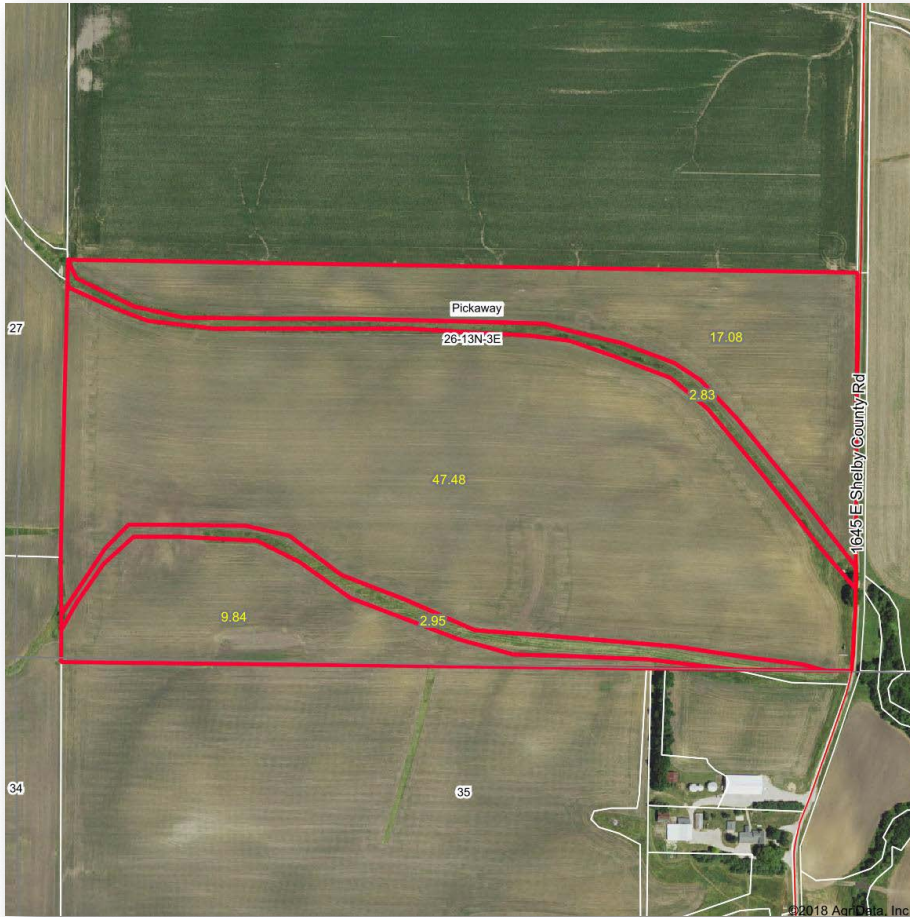
88° 55' 88° 54' 88° 53' 88° 52' 88° 51' 88° 50' 88° 49'

© 2018 Rockford Map Pubs., Inc. Shelby County, IL

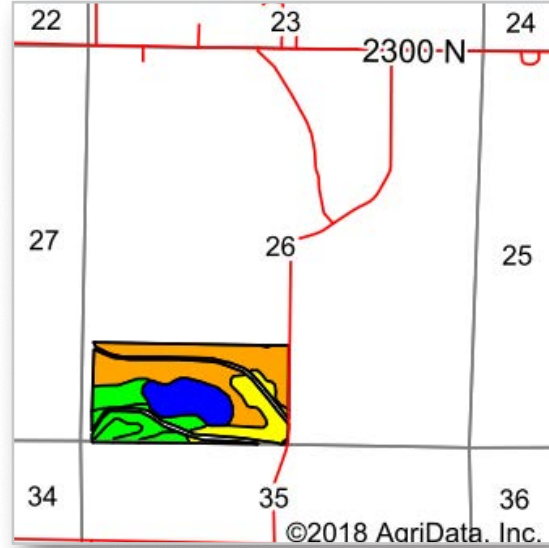
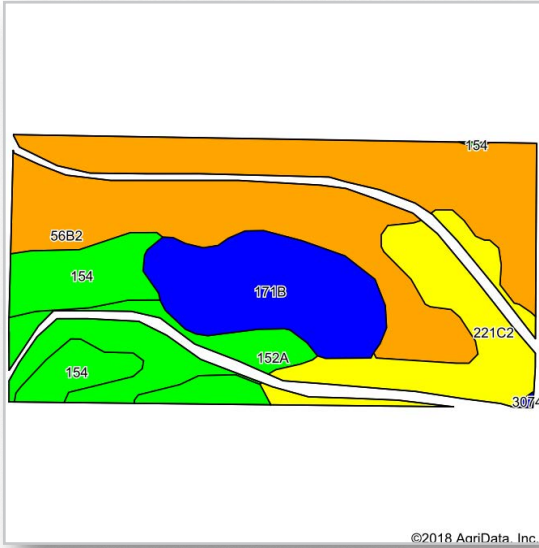
1200E 1300E 1400E 1500E 1600E 1700E 1800E

BOUNDARIES and acreages are approximate.





Boundaries and acreages are approximate.



Area Symbol: IL173, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	33.36	44.8%		FAV	**171	**53	**66	**5.96	0.00	**124
**171B	Catlin silt loam, 2 to 5 percent slopes	12.21	16.4%		FAV	**185	**58	**72	**6.70	0.00	**137
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	11.35	15.3%		FAV	**148	**48	**60	**5.01	0.00	**111
154	Flanagan silt loam	9.34	12.6%		FAV	194	63	77	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.05	10.8%		FAV	195	63	73	0.00	5.64	144
3074	Radford silt loam, frequently flooded	0.09	0.1%		FAV	186	58	73	0.00	5.52	136
<b>Weighted Average</b>						<b>175.3</b>	<b>55.4</b>	<b>68.2</b>	<b>4.54</b>	<b>1.36</b>	<b>128.8</b>

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  
<sup>a</sup> UNF = unfavorable; FAV = favorable  
<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".  
<sup>e</sup> 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

looking northwest 1.11.19



waterway, looking east 1.11.19





# DIRT

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