

Brummel Land Company

Farm and Commercial Real Estate
9947 E 1600 North Rd • Pontiac, Illinois
815-674-3006

Arrowsmith Farm

Arrowsmith Township

McLean County, IL

\$16,350/acre or \$1,626,007.50

Size

99.45 acres +/- (per county)

PIN #'s / Legal Description / Acres / Tax amount

24-02-400-006 -SEC 2-23-5E S717.10' N1630.56', SE (EX WIND TOWERS GET LEGAL FROM 24-02-400-004) 2014- 2792,3,4,5,6,7 = 43.71 acres, - \$1760.30

24-02-400-005 -SEC 2-23-5E N913.46' SE = 55.74 acres - \$1988.32

Location

The farm is located about 2 miles Northeast of Arrowsmith IL, in McLean County IL.

Improvements

The farm has had extensive dirt work done to remove most all the waterways and fence lines cleaned up.

Taxes

Total Property Tax = \$3,748.62 or \$37.70/acre

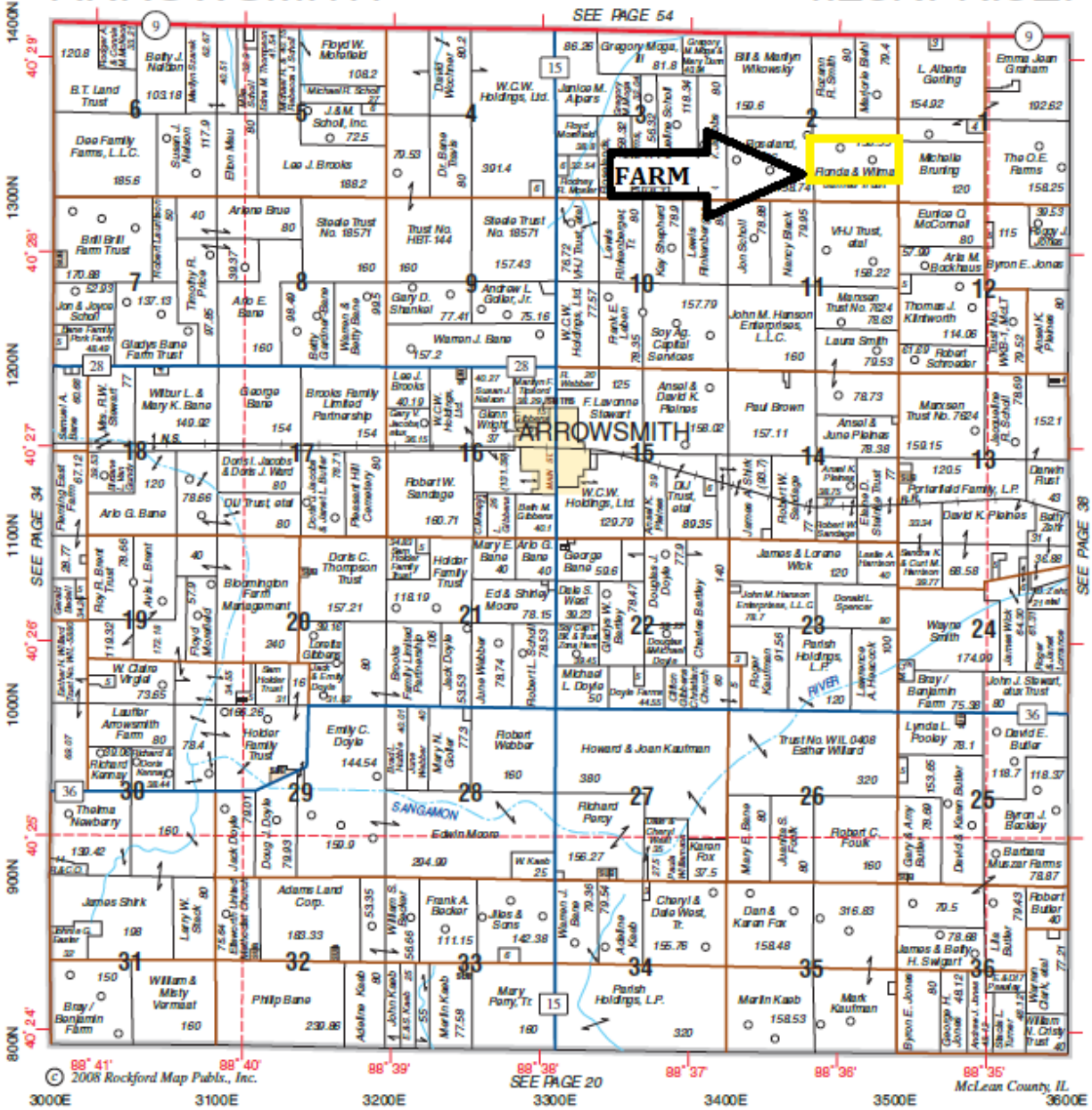
Soils

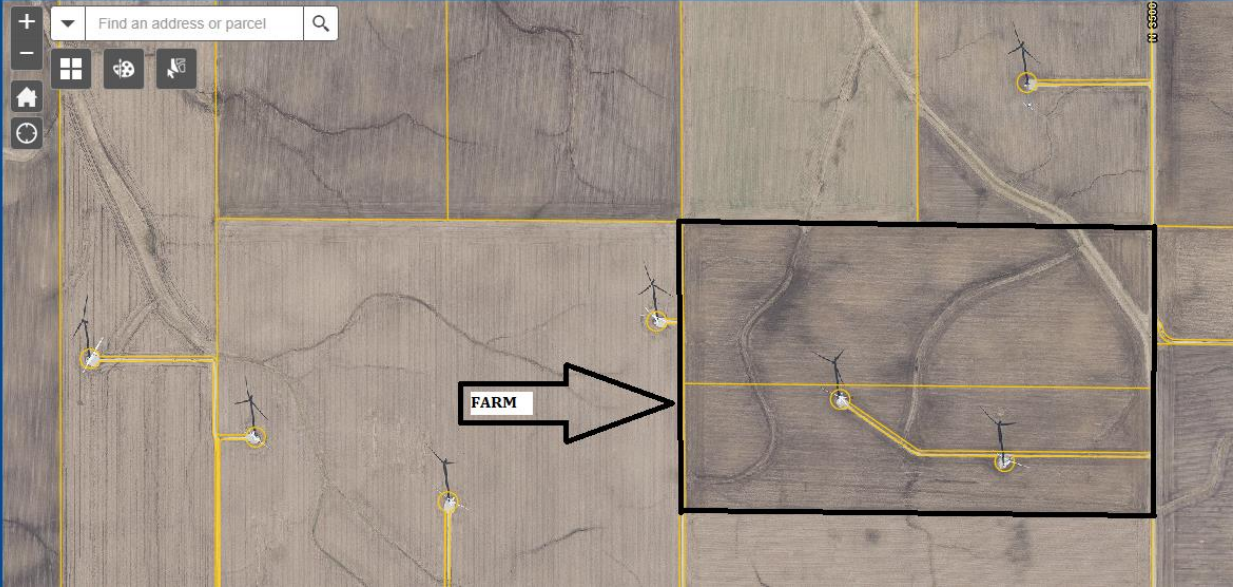
The predominant soil types on the farm are Drummer & ElPaso (721 A), and Wyanet (622). The soil classification per the [Bulletin 811 by the University of Illinois](#) rank the farms at an average PI (Productivity Index) of 126.5 PI.



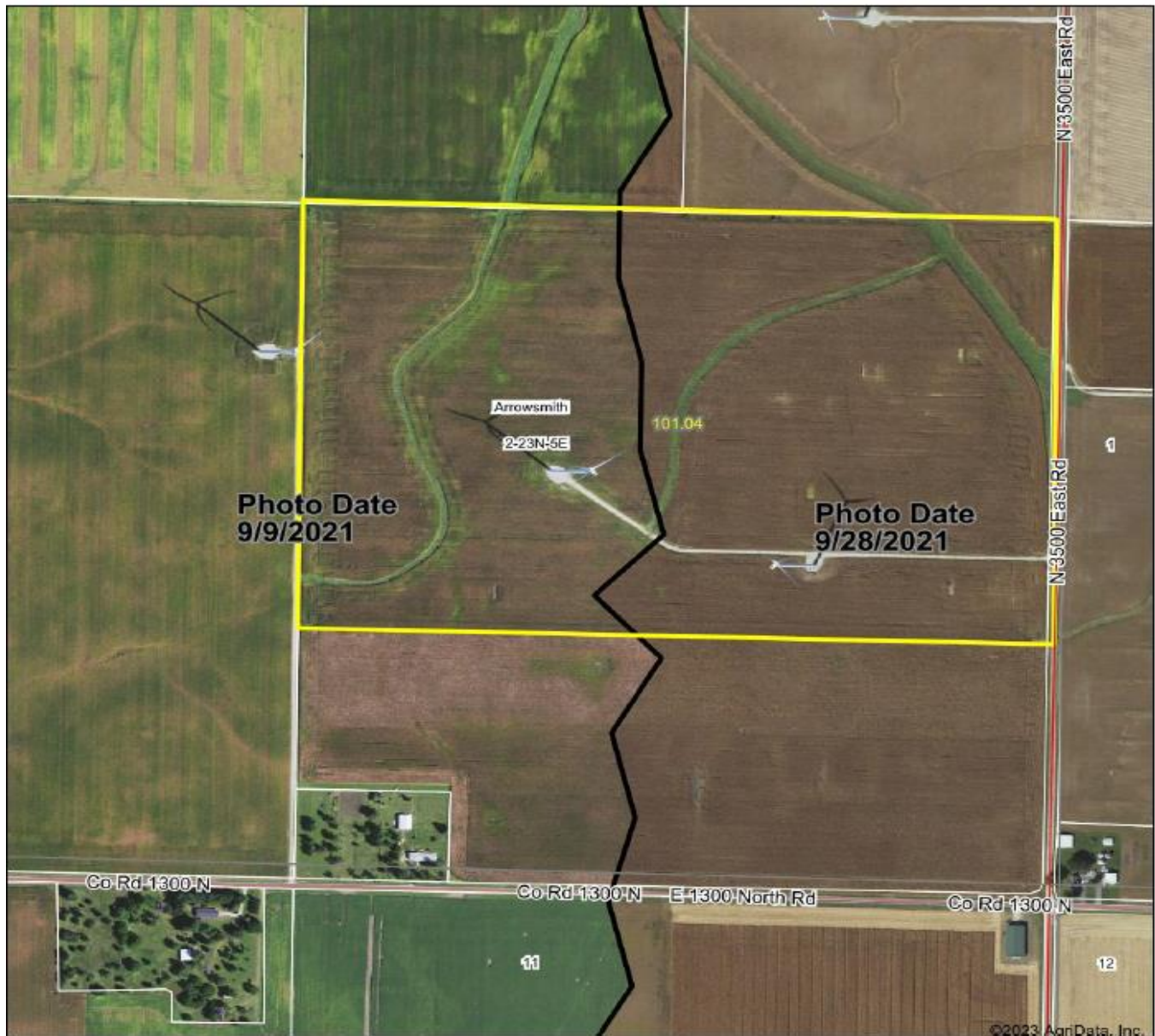
ARROWSMITH

T.23N.-R.5E.





Aerial Map



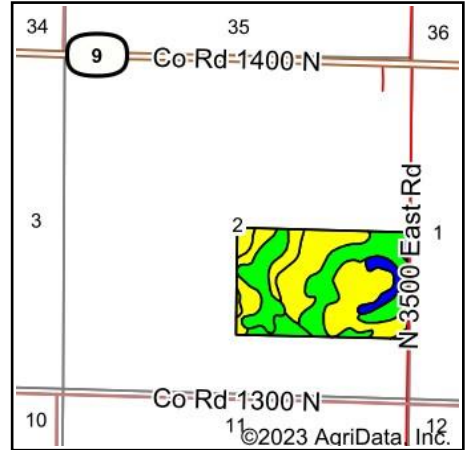
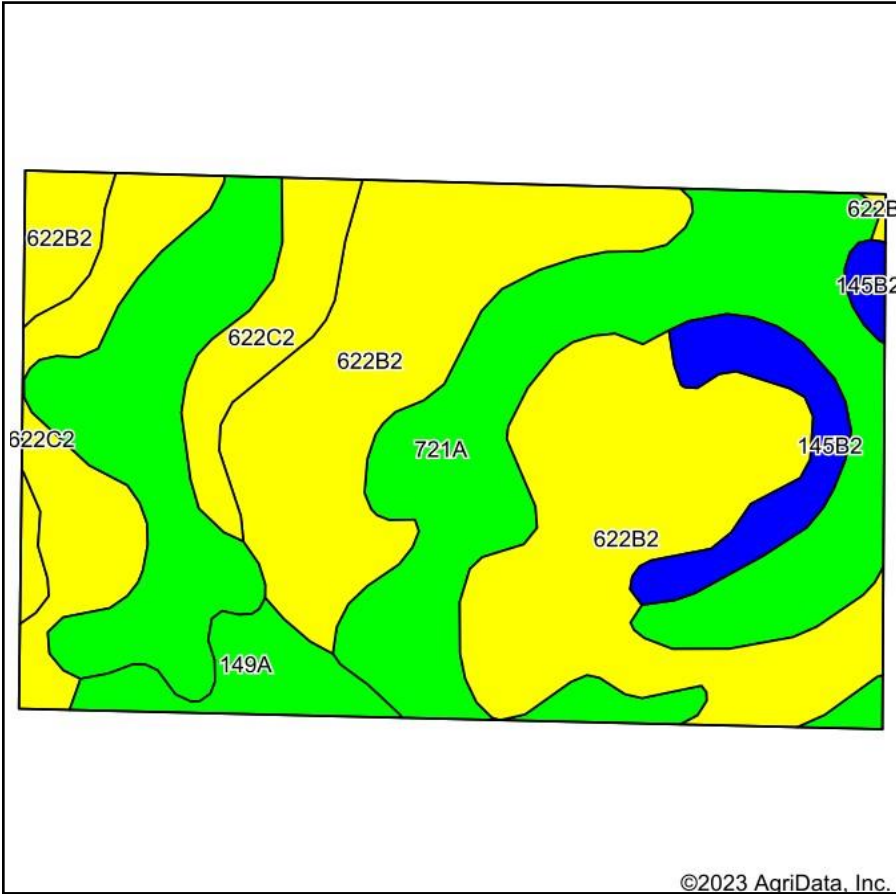
Map Center: 40° 28' 29.66, -88° 35' 58.37

0ft 574ft 1147ft

2-23N-5E
McLean County
Illinois



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



State: **Illinois**
 County: **McLean**
 Location: **2-23N-5E**
 Township: **Arrowsmith**
 Acres: **101.04**
 Date: **2/16/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL113, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Crop productivity index for optimum management
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	40.85	40.4%	Yellow	FAV	**153	**50	**62	**75	**114
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	38.84	38.4%	Green	FAV	194	63	70	100	143
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	12.27	12.1%	Yellow	FAV	**150	**49	**60	**73	**112
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	5.22	5.2%	Blue	FAV	**170	**54	**66	**90	**125
149A	Brenton silt loam, 0 to 2 percent slopes	3.86	3.8%	Green	FAV	195	60	74	105	141
Weighted Average						170.9	55.5	65.5	86.3	126.5

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 **b** Soils in the southern region were not rated for
oats and are shown with a zero "0".

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

Thank you,
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