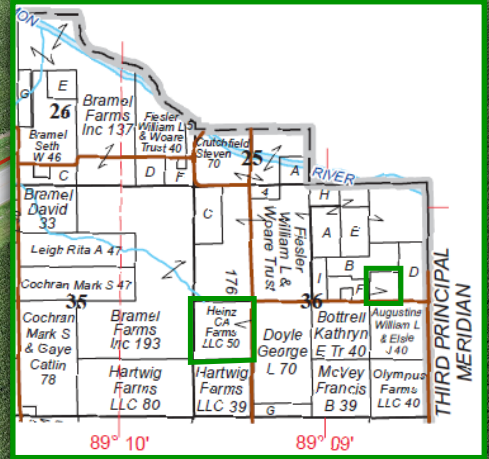


## Christian County, Illinois – 40.00± of Prime Farmland and 10.00± Acres of Farmland with Residential Building Potential, in Mosquito Township

The McWard farm offering from Land Resource Group is an excellent opportunity to acquire two Central Illinois farms. These two farms are offered separately but can be purchased together.

All Lines Approximate

- The first tract is a 40-acre, highly-productive Central Illinois farm. This Class A farm offers 39.47 FSA cropland acres with a Productivity Index rating of 140.7, making it well-suited for top-end yield potential.
- The second tract is 10-acres, well suited for agricultural use or a rural residential building site.



Land Resource Group  
1025 St Louis St.  
Edwardsville, IL 62025  
U.S.

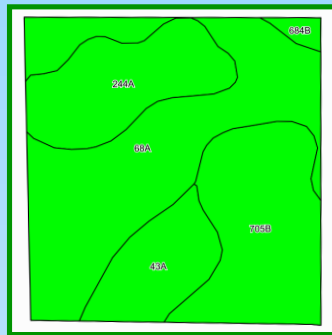
### Christian County, IL

### Land for Sale

**40± acres/39.47± tillable, 140.7 PI**

**10± acres/9.33± tillable, 124.9 PI**

# 40± acres/39.47± tillable, 140.7 PI



Area Symbol: IL021, Soil Area Version: 19					Soils data provided by USDA and NRCS.				
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**68A	Sable silty clay loam, 0 to 2 percent slopes	17.00	43.0%		Poorly drained	**192	**63	**143	75
**705B	Buckhart silt loam, 2 to 5 percent slopes	10.05	25.5%		Moderately well drained	**188	**60	**141	79
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	7.18	18.2%		Poorly drained	**182	**59	**134	80
43A	Ipava silt loam, 0 to 2 percent slopes	4.72	12.0%		Somewhat poorly drained	191	62	142	77
**684B	Broadwell silt loam, 2 to 5 percent slopes	0.52	1.3%		Well drained	**186	**58	**137	83
<b>Weighted Average</b>						<b>189</b>	<b>61.3</b>	<b>140.7</b>	<b>*n 77.3</b>

**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, flooding, and surface texture.** Publication Date: 02-08-2023

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>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

## Location:

The McWard Farms are conveniently located just 3 miles south of the Niantic exit of I-72 and 10 miles southwest of Decatur, Illinois.

## Legal Description:

• 40-acre tract: The Northwest ¼ of the Southwest ¼ of Section 36 of Mosquito Township, Christian County, IL.

## Soil Productivity:

\*Soil numbers, types, and productivity are published in 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 Bulletin 811.

• 40-acre tract: The 39.47 tillable acres (per FSA) have an average weighted Productivity Index rating of 140.7.  
 • 10-acre tract: The 9.33 tillable acres (per FSA) have an average weighted Productivity Index rating of 124.8.

## Farmer Operator & Lease:

The McWard has been operated by Neil Bruce for many years under the terms of a cash rental lease. The lease for 2026 is open at this time. Neil Bruce and family have done an excellent job farming and would like to continue a relationship with a new owner if possible.

## Tax Information:

• 40-acre tract: APN: 09-02-36-300-001-00 / 2024 Taxes (Paid in 2025): \$2,163.22

## Sales Terms:

The buyer will be asked to sign a written contract to purchase the McWard Farm. A 10% earnest money downpayment will be required upon contract signing. The balance will be due at closing. Possession will be granted at closing, subject to tenant rights.

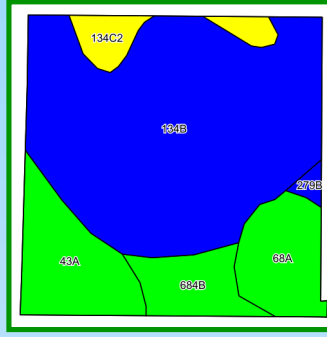
## Listing Price:

The McWard Farm is being offered for sale for \$16,500 per acre for the 40 acre tract and \$14,000 for the 10 acre tract per assessor acre. To learn more or to make an offer, contact the Seller's Designated Representative and Managing Broker, Josh Young at 217.851.0242.

## Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are made. This information is subject to verification and no liability for errors or omissions is assumed by the owners or their agents. Boundaries on maps and photos are approximate. All inquiries, offers, and requests for inspection should be made to Land Resource Group.

# 10± acres/9.33± tillable, 124.9 PI



Area Symbol: IL021, Soil Area Version: 19 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**134B	Camden silt loam, 2 to 5 percent slopes	5.93	63.5%		Well drained	**164	**50	**118	78
43A	Ipava silt loam, 0 to 2 percent slopes	1.22	13.1%		Somewhat poorly drained	191	62	142	77
**68A	Sable silty clay loam, 0 to 2 percent slopes	0.96	10.3%		Poorly drained	**192	**63	**143	75
**684B	Broadwell silt loam, 2 to 5 percent slopes	0.69	7.4%		Well drained	**186	**58	**137	83
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.45	4.8%		Well drained	**154	**47	**111	66
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.08	0.9%		Well drained	**161	**50	**118	78
<b>Weighted Average</b>						<b>171.5</b>	<b>53.4</b>	<b>124.8</b>	<b>*n 77.4</b>

**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, flooding, and surface texture.** Publication Date: 02-08-2023

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>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

## Location:

The McWard Farms are conveniently located just 3 miles south of the Niantic exit of I-72 and 10 miles southwest of Decatur, Illinois.

## Legal Description:

• 10-acre tract: The Southwest ¼ of the Southeast ¼ of the Northeast 1/4 of Section 36 of Mosquito Township, Christian County, Illinois.

## Soil Productivity:

\*Soil numbers, types, and productivity are published in 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 Bulletin 811.

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The McWard has been operated by Neil Bruce for many years under the terms of a cash rental lease. The lease for 2026 is open at this time. Neil Bruce and family have done an excellent job farming and would like to continue a relationship with a new owner if possible.

## Tax Information:

• 10-acre tract: APN: 09-02-36-200-007-00 / 2024 Taxes (Paid in 2025): \$369.12

## Sales Terms:

The buyer will be asked to sign a written contract to purchase the McWard Farm. A 10% earnest money downpayment will be required upon contract signing. The balance will be due at closing. Possession will be granted at closing, subject to tenant rights.

## Listing Price:

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