

The Lorraine Kraft Farm

Property for Sale



92.01 +/- Tax Acres | 1 Tract
McLean County | Normal Township
Listed at \$35,000/Acre

 **First Mid**
AG SERVICES

Broker
Reid Lichty

309-665-0056

reid.lichty@firstmid.com

#6 Heartland Drive Ste A

Bloomington, IL 61704

Lic. 475.212481



Auctioneer & Designated MB

David Klein

800-532-5263

dklein@firstmid.com

#6 Heartland Drive Ste A

Bloomington, IL 61704

Lic. 441.001928



Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

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General Information

METHOD OF

SALE: Private Treaty Listing

DESCRIBED AS:

All that part of the North ½ of Section 9 Township 24 North, Range 2 East of the Third Principal Meridian, that lies East of U.S. Route 51, EXCEPT 132 Acres off the East side of said Half Section AND EXCLUDING the land taken by the right of way of the Illinois Sentral Railroad Company, in McLean County, Illinois, containing 92.01 acres of land, more or less.

LOCATION:

North side of Normal Illinois at the corner of U.S. Route 51 and County Road 1850 N.

LISTING PRICE: \$35,000 per acre or \$3,220,350.00

HIGHLIGHTS:

Access to established ecosystem of industrial, advanced manufacturing, and logistics companies

- Free of wetlands, creeks, and streams
- Sanitary Sewer services, water and utilities all accessible.

AGENCY:

Reid Lichty, Broker, and David Klein, Designated Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management entered into an agreement to provide certain real estate services and represent only the Seller in this transaction. As a result, the above-named brokers will not be representing any buyers in this transaction. This notice of no-agency is being provided as required by state law.



Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the real estate company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential buyer(s) is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. Seller and Seller's agent disclaim any and all responsibility for buyer(s) safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale.

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Terms & Conditions

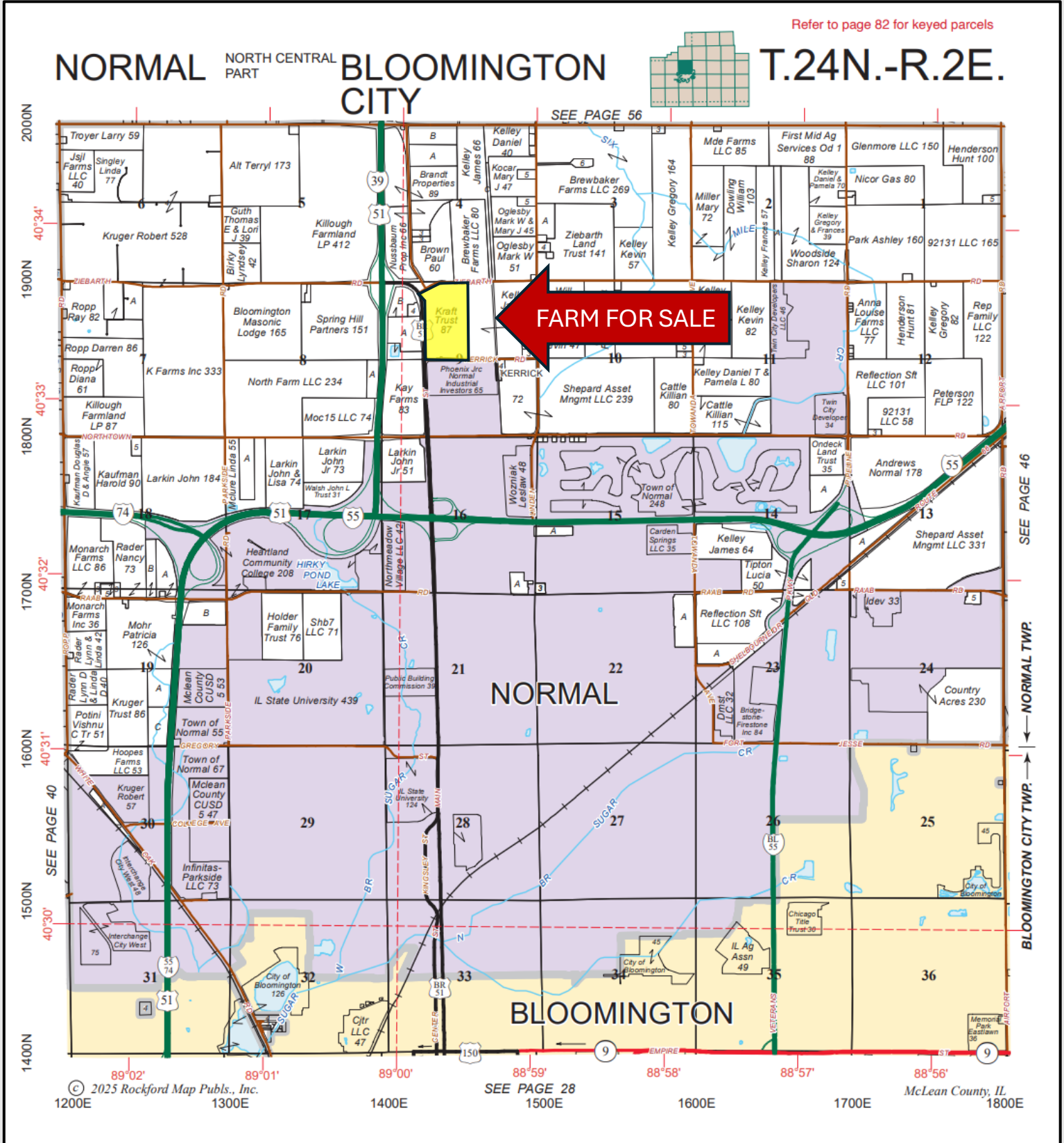
- CONTRACT:** Buyer(s) will enter into a **Seller provided contract** with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. All property will be sold “as is”.
- TITLE:** The Seller will provide to the Buyer a commitment and an Owners Title Guaranty Policy issued by a Company licensed to issue the same in the State of Illinois for the amount the purchase. Broker has ordered preliminary title work which will be paid by Seller
- LEASE & POSSESSION:** **Farm is leased for the 2026 crop year.** Tenancy will be terminated and open for the 2027 growing season at the conclusion of harvest of the 2026 crop. Contact broker for details.
- MINERAL RIGHTS:** The owner’s remaining interest, if any, will be conveyed with the land.
- REAL ESTATE TAXES:** The 2026 Real Estate Taxes payable in 2027 shall be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2027 real estate taxes payable in 2028 and all subsequent years will be the Buyer’s responsibility. No adjustments will be made after closing.



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Area Map

Refer to page 82 for keyed parcels



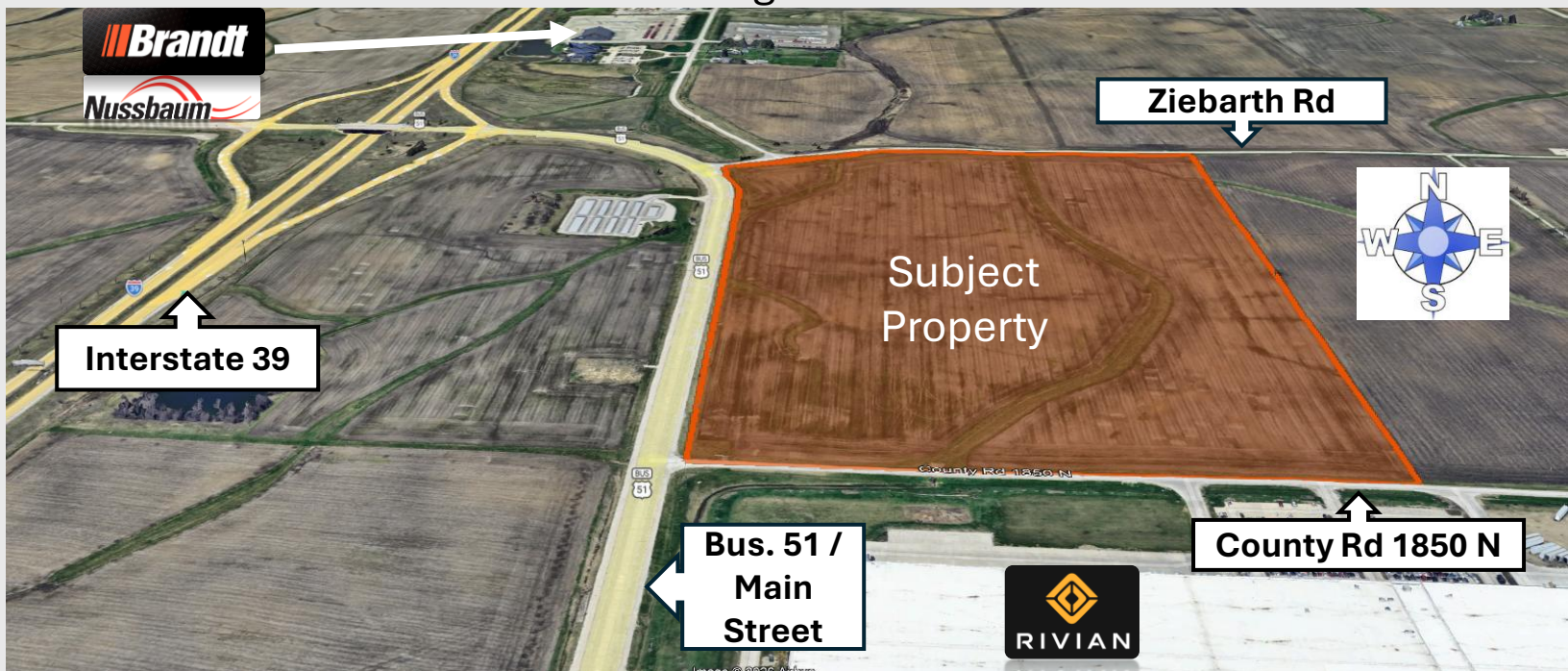
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Local Business Map – 2,300' of frontage to Bus. US 51



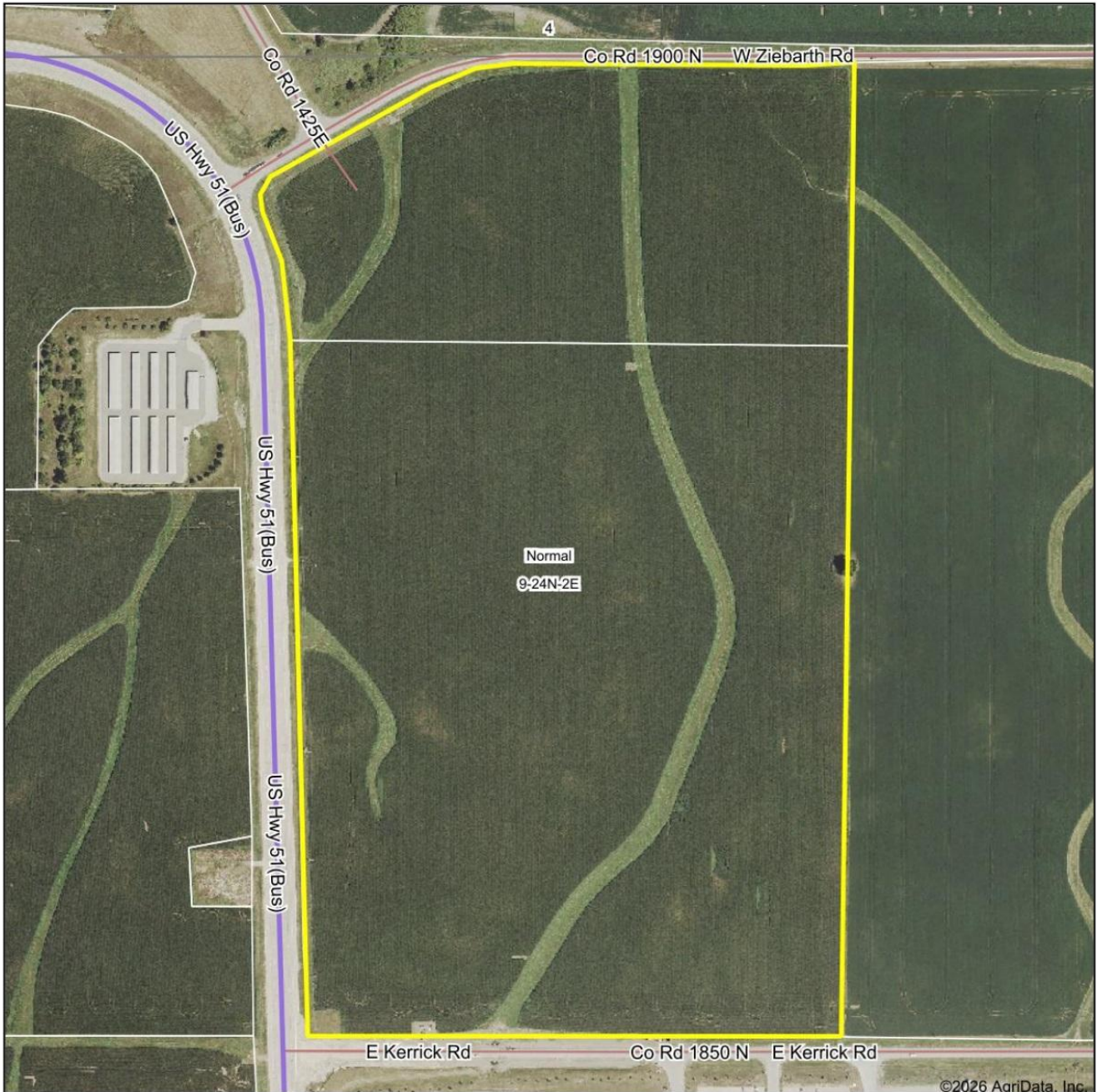
Google Earth



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Aerial Map

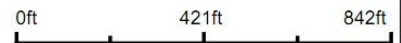
Aerial Map



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Boundary Center: 40° 33' 27.84, -88° 59' 40.77



9-24N-2E
McLean County
Illinois

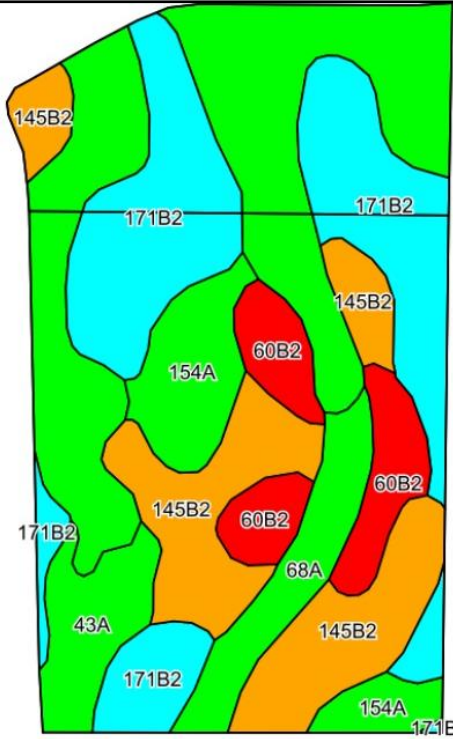


3/19/2026

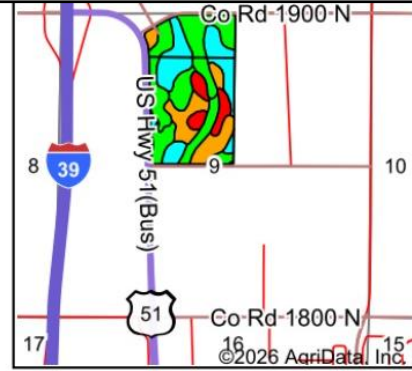
Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



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State: **Illinois**
 County: **McLean**
 Location: **9-24N-2E**
 Township: **Normal**
 Acres: **88.9**
 Date: **3/19/2026**

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Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL113, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	24.51	27.6%		Poorly drained	**195	**63	**70	**144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	23.54	26.5%		Moderately well drained	**178	**56	**69	**131
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	17.00	19.1%		Moderately well drained	**168	**54	**65	**124
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	7.23	8.1%		Well drained	**149	**49	**59	**111
154A	Flanagan silt loam, 0 to 2 percent slopes	6.75	7.6%		Somewhat poorly drained	194	63	77	144
**68A	Sable silty clay loam, 0 to 2 percent slopes	5.26	5.9%		Poorly drained	**192	**63	**74	**143
43A	Ipava silt loam, 0 to 2 percent slopes	4.61	5.2%		Somewhat poorly drained	191	62	77	142
Weighted Average						181.1	58.2	69	133.9

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

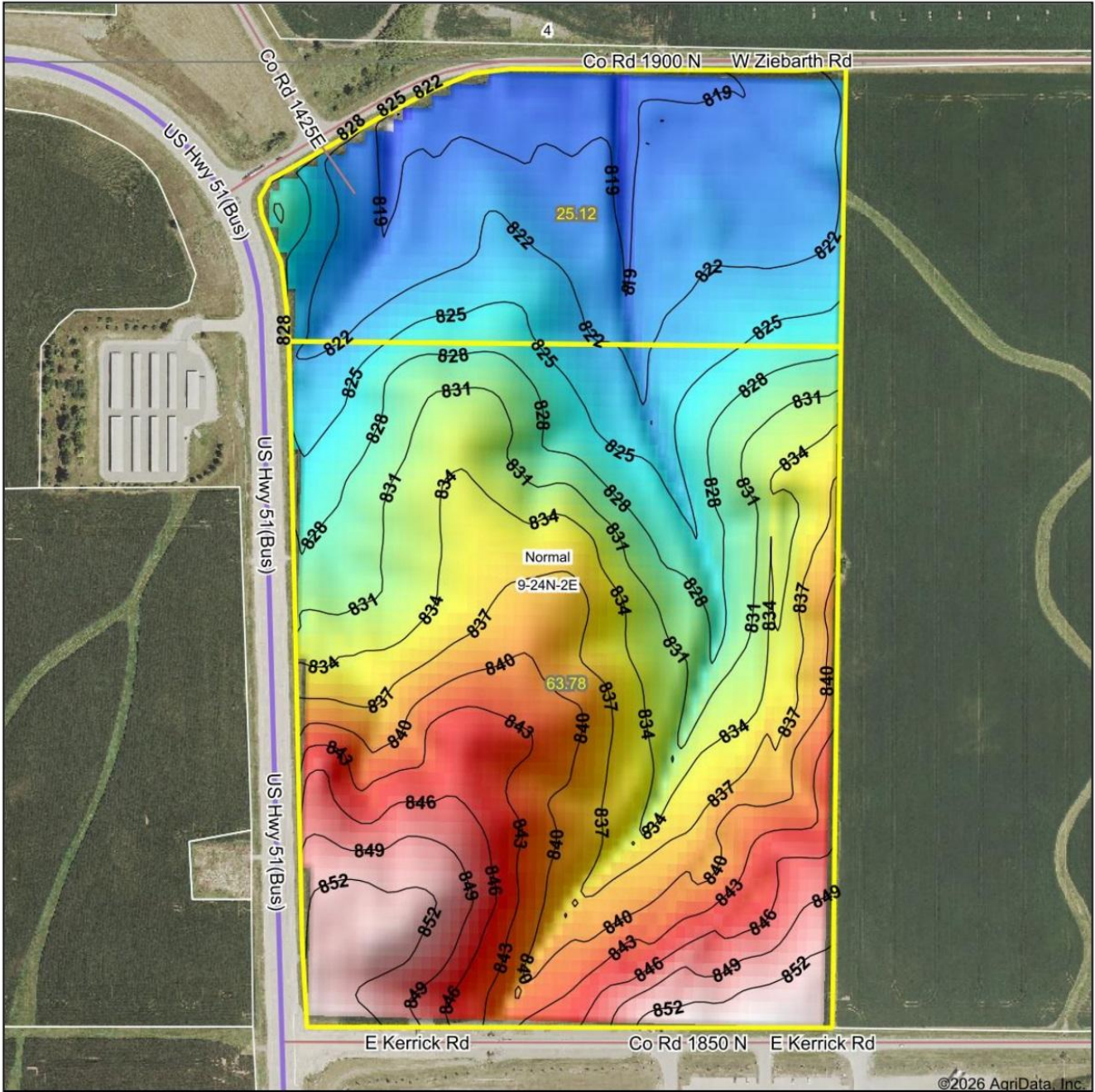
92.01 +/- Taxed Acres

133.9 Average Soil PI

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Topography Hillshade

Topography Hillshade



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Low Elevation High



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Maps Provided By
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CUSTOMIZED ONLINE MAPPING

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

Source: USGS 10 meter dem
Interval(ft): 3
Min: 815.6
Max: 855.1
Range: 39.5
Average: 832.8
Standard Deviation: 10.2 ft

0ft 427ft 853ft



3/19/2026

9-24N-2E
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Boundary Center: 40° 33' 27.84, -88° 59' 40.77

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Additional Information

FSA Information

FSA #	3095
TRACT #	1722
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination not complete
FSA FARMLAND ACRES	88.9
DCP CROPLAND ACRES	88.9
CORN BASE ACRES	52.04
PLC YIELD CORN	187
SOYBEAN BASE ACRES	30.56
PLC YIELD SOYBEANS	53
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: McLean Co, Illinois USDA FSA Office.

Soil Tests

Test Date	Tested Acres	P #/a	K #/a	pH
4/22/2025	81.59	63	380	6.7

Real Estate Taxes

Tax Parcel	Tax Acres	2025 Assess Value	2025 Tax Rate	2025 Taxes Due in 2026
02-18-244-000	92.01	\$63,513	7.3725	\$4,682.50

Yields

Year	Corn	Soybean
2025	258.50	
2024		70.64
2023	232.56	
2022		55.15
2021		54.65
2020	207.00	
2019		65.40
2018	214.70	
AVG	228.19	61.46

Physical Address: Intersection of Business 51 and County Rd 1850N
2650 North Main Street Normal, IL 61761

Latitude: 40.558045 **Longitude:** -88.995192