



AG SERVICES

6 Heartland Drive Suite A
Bloomington, IL 61704

Presents the:

The Ireland Grove Road Farm

122.14 Acres +/-
Bloomington Township
McLean County, Illinois



Craig Thompson, Broker (309) 275-6741 crthompson@firstmid.com
David Klein, Designated Managing Broker (309) 665-0961 dklein@firstmid.com

GENERAL INFORMATION

SELLER: Jean Snyder Lifetime Trust

METHOD OF SALE: Private Treaty Listing

DESCRIBED AS: McLean County Illinois Parcels
21-13-200-009, 21-13-200-013, 21-13-200-005

LOCATION: Adjacent to Bloomington, Illinois city limits along Ireland Grove Road

LISTING PRICE: \$50,000.00 per acre or \$6,107,000.00

FEATURES: Labeled as an emerging neighborhood area in City of Bloomington 2015-2035 Comprehensive Plan. Close proximity to residential development.

Zoned Agricultural to preserve low real estate tax assessments

Highly productive soils and farmland.

Located 1 mile west of important future electrical interconnection point for MISO & PJM systems. Both 3 phase and 138KV easements are on this property.



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Craig Thompson, Broker at 309-275-6741 or crthompson@firstmid.com
David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117
dklein@firstmid.com
firstmidag.com



TERMS AND 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: Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE & POSSESSION: The farm is under a cash rent lease for the 2026 growing season. Seller to retain Landowner’s share of 2026 rents. This is a one-year cash rent lease. Call us for details.

IMPROVEMENTS: A cellular tower exists in the southeast corner of the property. Details for this easement are available upon request. This easement has been sold and therefore the income stream not part of this offering. There are easements for NICOR, and Ameren. The Ameren easement includes a 138KV line traversing the property from west to east, headed for a substation $\frac{3}{4}$ mile east of this property along Towanda/Barnes Road.



REAL ESTATE TAXES: 2024 real estate taxes payable in 2025 have been paid by the Seller. 2025 real estate taxes payable in 2026, to be credited by the Seller at closing to the Buyer based on the most recent information. 2026 real estate taxes negotiable. 2027 and future year’s real estate taxes, to be paid by the Buyer.

MINERALS: All mineral rights owned by the Sellers will be conveyed.

DISCLAIMER: The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold “as is”. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all Buyers make an independent inspection of the property.

AGENCY: Craig Thompson and David Klein are designated agents with First Mid Wealth Management Company and represents the Sellers in this transaction.

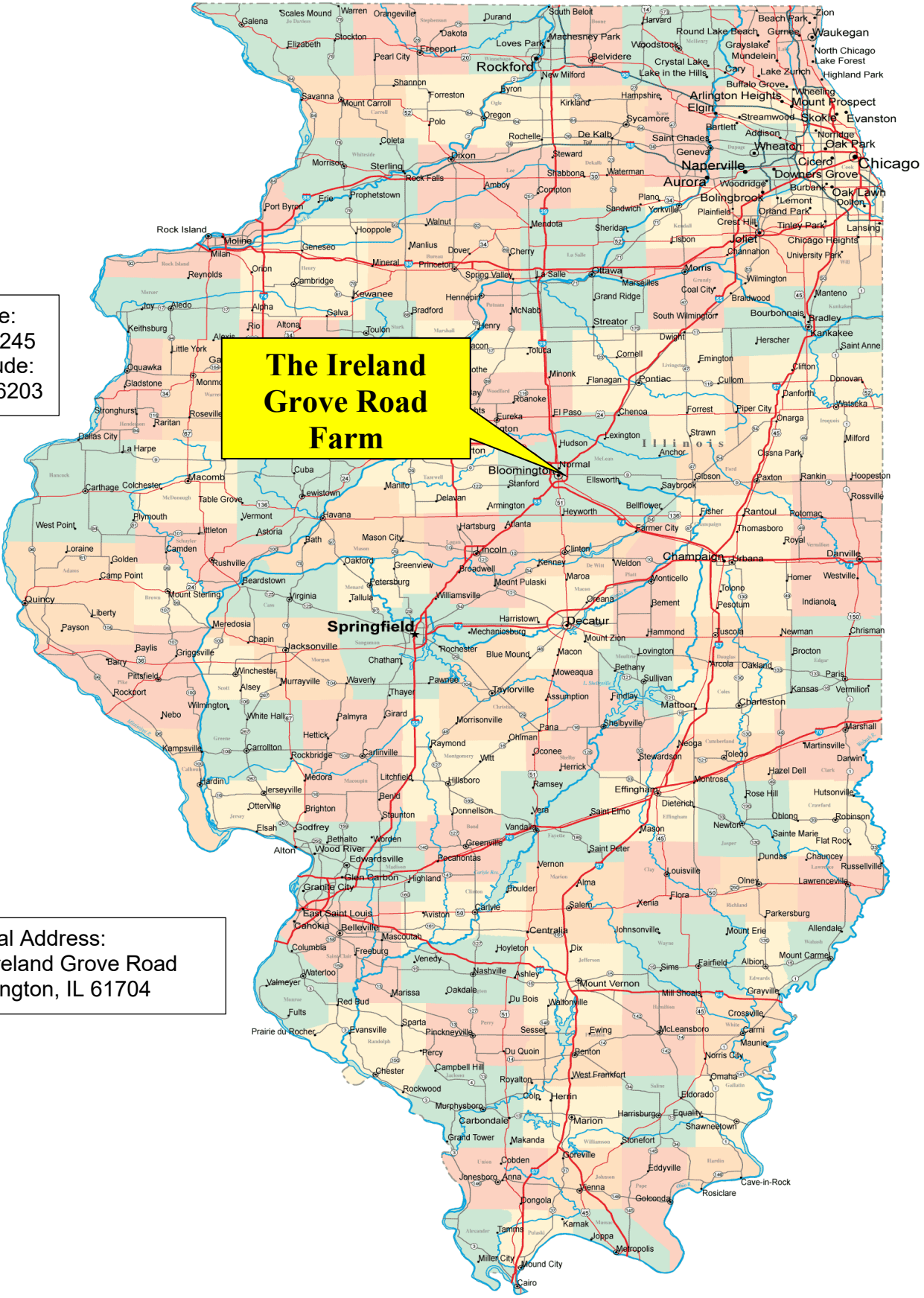


AREA MAP

Latitude:
40.456245
Longitude:
-88.926203

**The Ireland
Grove Road
Farm**

Physical Address:
3311 Ireland Grove Road
Bloomington, IL 61704



GIS MAP

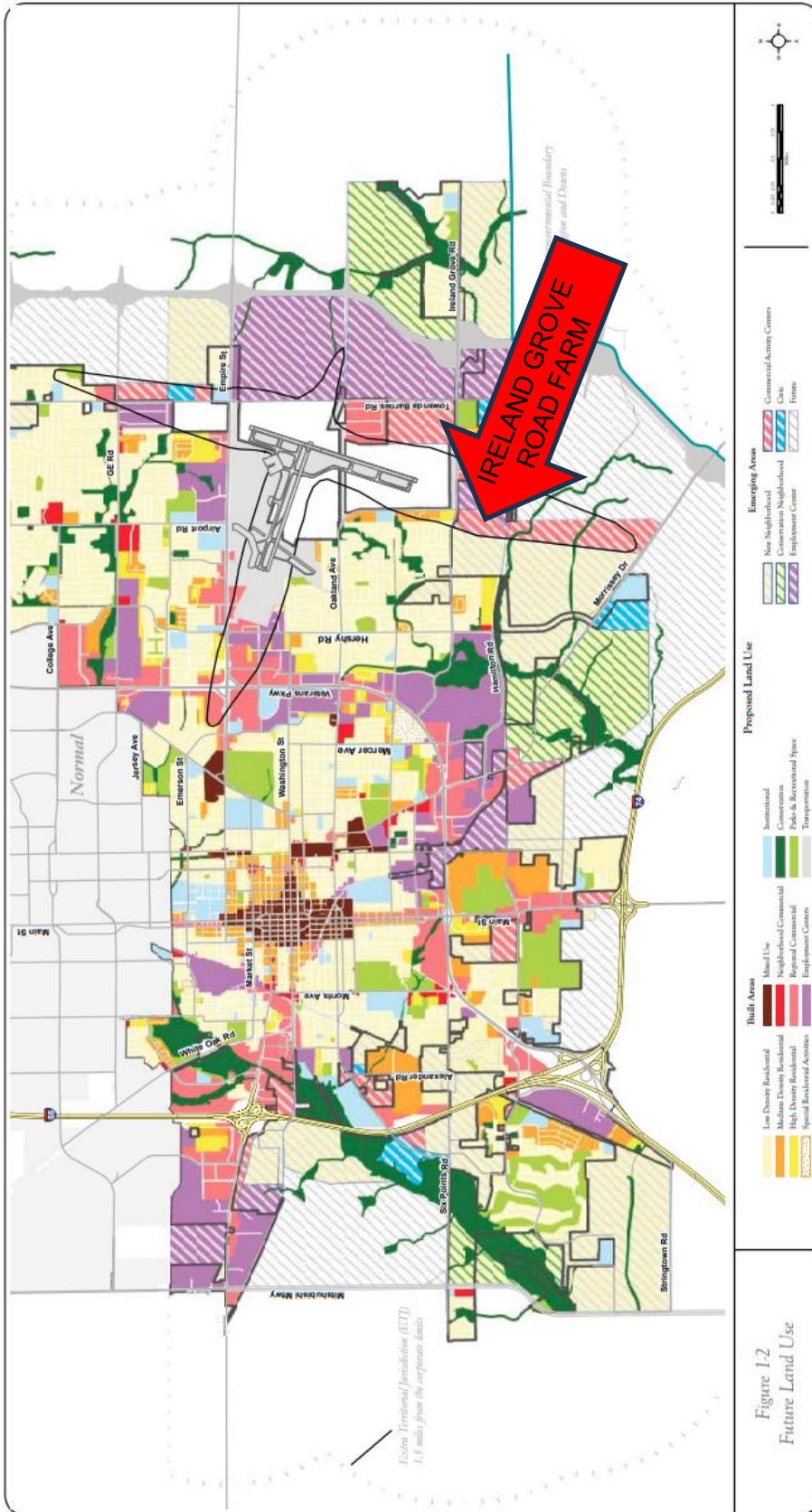


REAL ESTATE TAX INFORMATION:

| <u>Parcel #</u> | <u>Total Tax Acres</u> | <u>2024 Farmland Assessment</u> | <u>2024 Tax Rate</u> | <u>2024 Taxes Paid in 2025</u> |
|-----------------|------------------------|--|----------------------|--------------------------------|
| 21-13-200-009 | 78.57 | \$58,230 | 7.67362 | \$4,468.36 |
| 21-13-200-013 | 43.28 | \$28,959 | 7.67362 | \$2,222.20 |
| 21-13-200-005 | 0.29 | Cell Tower Improvement Parcel Taxes Paid Directly by Lessee | | |
| Total | 122.14 | \$87,189 | 7.67362 | \$6,690.56 |

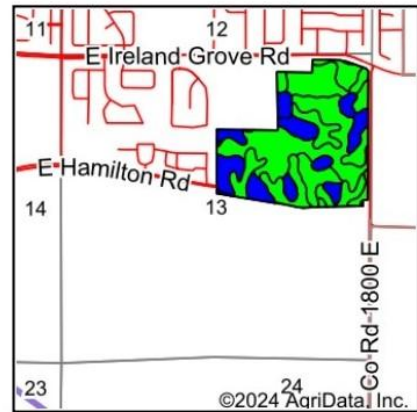
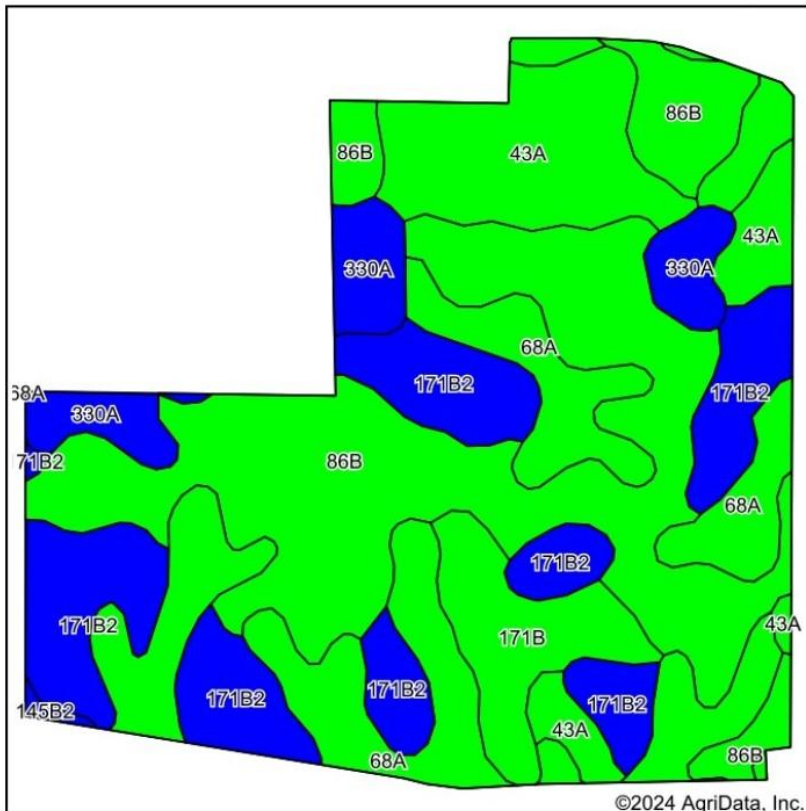
Taxing bodies include Unit 5 School District, Heartland Community College, Bloomington Township Fire District, Bloomington Township Road District, Golden Prairie Library, Bloomington Township, and McLean County.

Future Land Use



Source: City of Bloomington, Illinois Comprehensive Plan 2015-2035

Soils Map



State: Illinois
 County: McLean
 Location: 13-23N-2E
 Township: Bloomington
 Acres: 119.91
 Date: 2/14/2024

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL113, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|---|-------|------------------|-------------------------------------|--------------|---------------|--|
| **86B | Osco silt loam, 2 to 5 percent slopes | 42.06 | 35.1% | | **187 | **59 | **138 |
| **68A | Sable silty clay loam, 0 to 2 percent slopes | 26.34 | 22.0% | | **192 | **63 | **143 |
| **171B2 | Catlin silt loam, 2 to 5 percent slopes, eroded | 22.83 | 19.0% | | **178 | **56 | **131 |
| 43A | Ipava silt loam, 0 to 2 percent slopes | 14.72 | 12.3% | | 191 | 62 | 142 |
| **330A | Peotone silty clay loam, 0 to 2 percent slopes | 6.91 | 5.8% | | **164 | **55 | **123 |
| **171B | Catlin silt loam, 2 to 5 percent slopes | 6.77 | 5.6% | | **185 | **58 | **137 |
| **145B2 | Saybrook silt loam, 2 to 5 percent slopes, eroded | 0.28 | 0.2% | | **168 | **54 | **124 |
| Weighted Average | | | | | 185.4 | 59.4 | 137.3 |

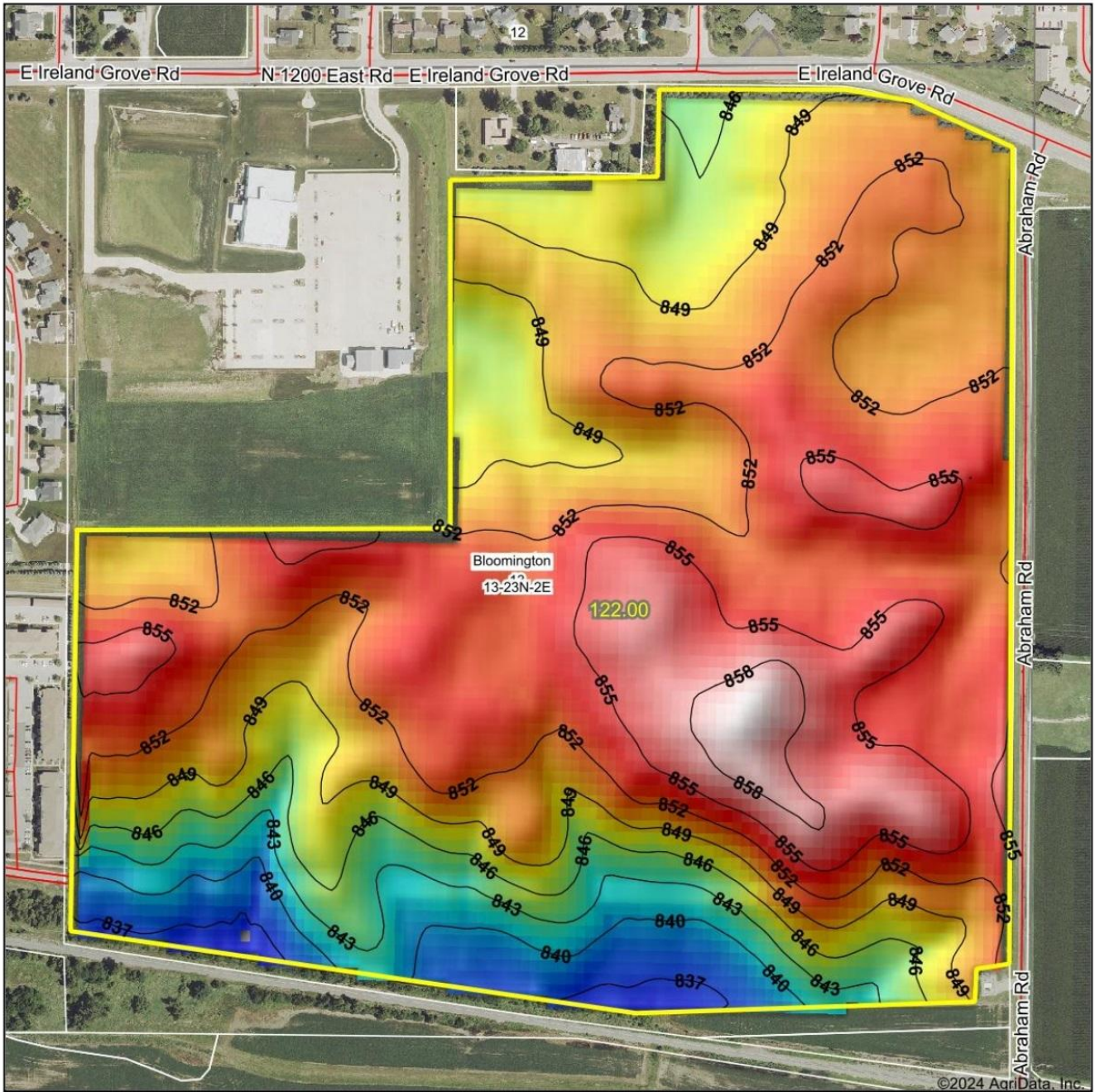
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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>

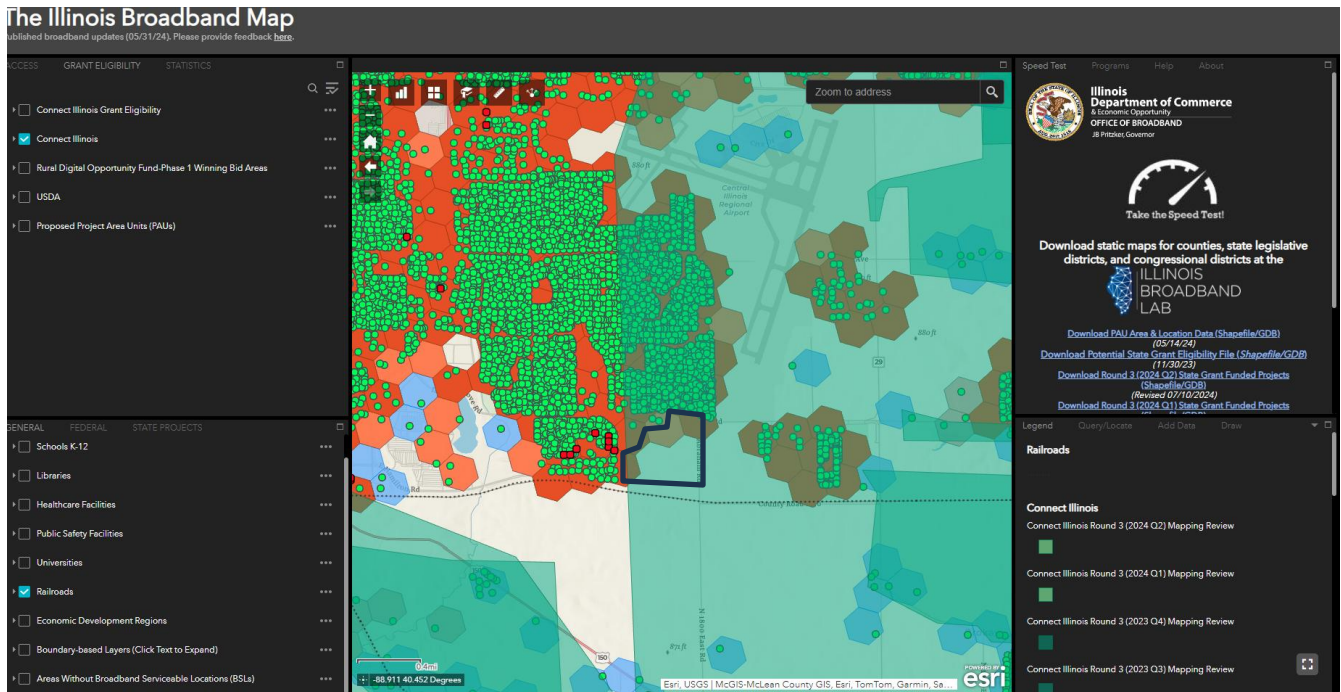
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

These highly productive Class A soils provide agricultural income to the ownership until future development is undertaken. Growing crops also maintains the ag taxing assessment.

Topography Hillshade



| | | |
|--|---|--|
| <p>Low Elevation High</p> <p>First Mid AG SERVICES</p> <p>Maps Provided By:</p> <p>surety CUSTOMIZED ONLINE MAPPING</p> <p><small>© AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008.</small></p> | <p>Source: USGS 10 meter dem Interval(ft): 3 Min: 836.3 Max: 860.4 Range: 24.1 Average: 850.5 Standard Deviation: 4.79 ft</p> | <p>0ft 443ft 887ft</p> <p>7/18/2024</p> <p>13-23N-2E McLean County Illinois</p> <p>Boundary Center: 40° 27' 19.29, -88° 55' 41.15</p> |
|--|---|--|



Rough outline of the area served by broadband. Green dots are all the houses served.

