



Farm Real Estate Sales ■ Farm Management

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Hadaway Farm - 109.62 Acres For Sale McLean County, IL

Location	Part of the Northwest ¼ Section 18 Township 24 North Range 5 East. 1 Mile East of Cooksville in McLean County, Illinois
Acres	109.62 Taxable Acres
Price	Sale Closed January 2007
Seller	Hadaway Family
Soils	Includes Drummer, Flanagan, Lisbon, and others
USDA/FSA	Part of Farm #7331 - corn base 62%, Bean base 38% (rounded) Direct Yield 128 & 38, CC yield 160 & 46 Cropland Acres = 134.85
Buildings	None
Taxes	ID# 21-17-18-100-004, 2004 Taxes Paid in 2005 \$1,744.53 or \$15.91/Acre, Taxable Cropland = 104.68
Possession	At Closing Subject to 50/50 Farm Lease
Contact:	Jeff S. Lee, Broker/Owner - Lee Realty Group, Inc.

Comments **Productive Farm, Easement to Southwest 12.52 Tillable Acres
Crop Insurance Yields & Soil Tests Available Upon Request**

Please Note: This information is thought to be accurate. However, it is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all buyers make a personal inspection of the property. The listing may be withdrawn with or without notice, and the stated price is subject to change without notice or approval. The seller further reserves the right to reject any and all offers.

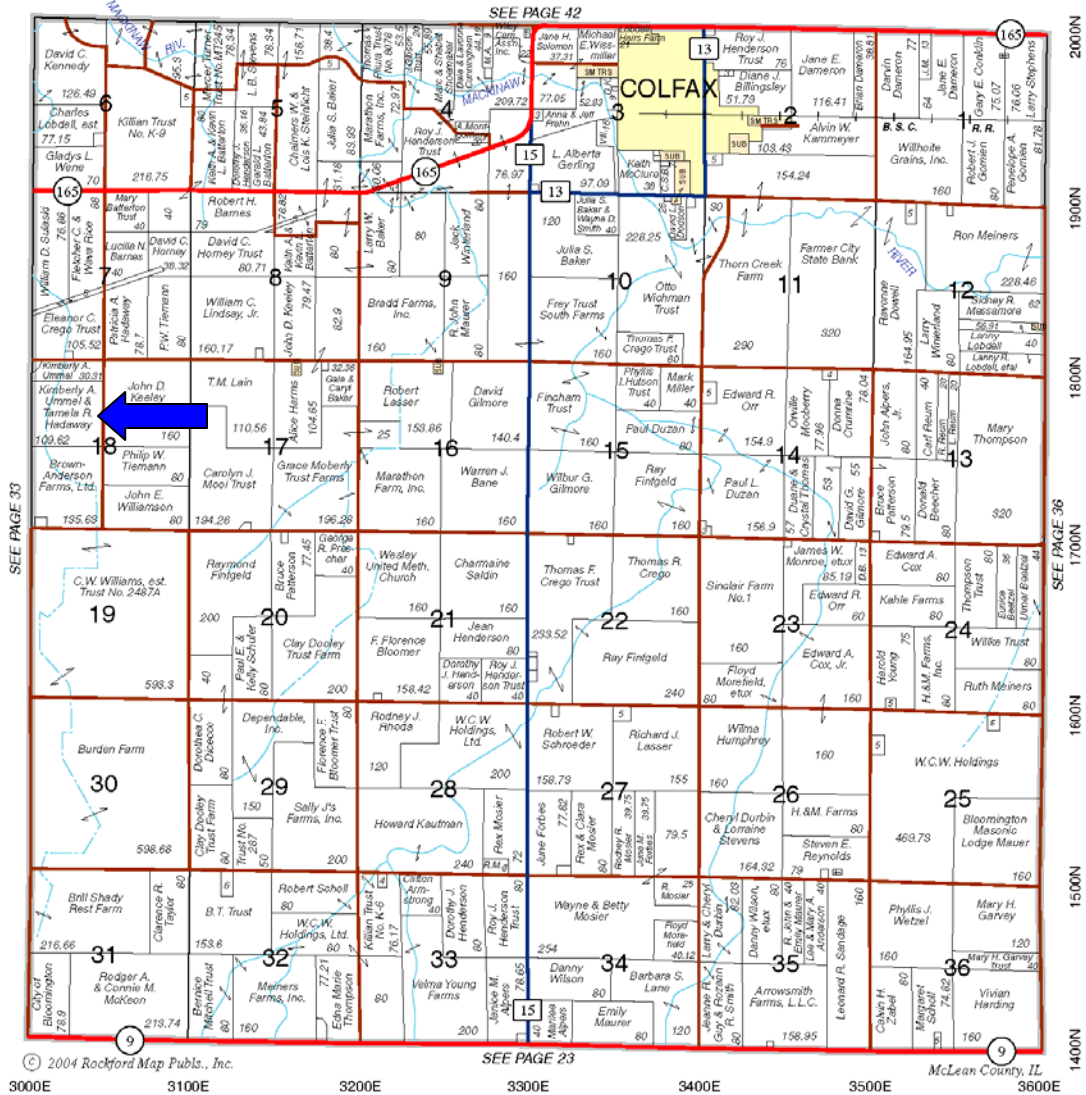


HADAWAY LOCATION & PLAT MAPS



MARTIN

T.24N.-R.5E.



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HADAWAY USDA AERIAL IMAGE



SOIL PRODUCTIVITY RATINGS

#	Soil Type <u>Name</u>	Crop Productivity Ratings		
		<u>Corn</u>	<u>Beans</u>	<u>%</u>
59	Lisbon Silt Loam	173	55	3
145	Saybrook Silt Loam	162	51	12
152	Drummer Silty Cl. Lm.	175	57	13
154	Flanagan Silt Loam	175	56	13
221	Parr Silt Loam	144	47	17
330	Peotone Silty Cl. Lm	148	49	17
8074	Radford Silt Loam			<u>25</u>
				100

* Optimum Crop/Management Productivity Ratings & Index for Illinois Soil
From Bulletin 811 University of Illinois at Urbana-Champaign

Bulletin 811 Ratings Are Not Actual Crop Yields

** % of Cropland Acres - From McLean County Assessors Office