



Farm Real Estate Sales ■ Farm Management

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Stansberry Farm - 50 Acres For Sale McLean County, IL

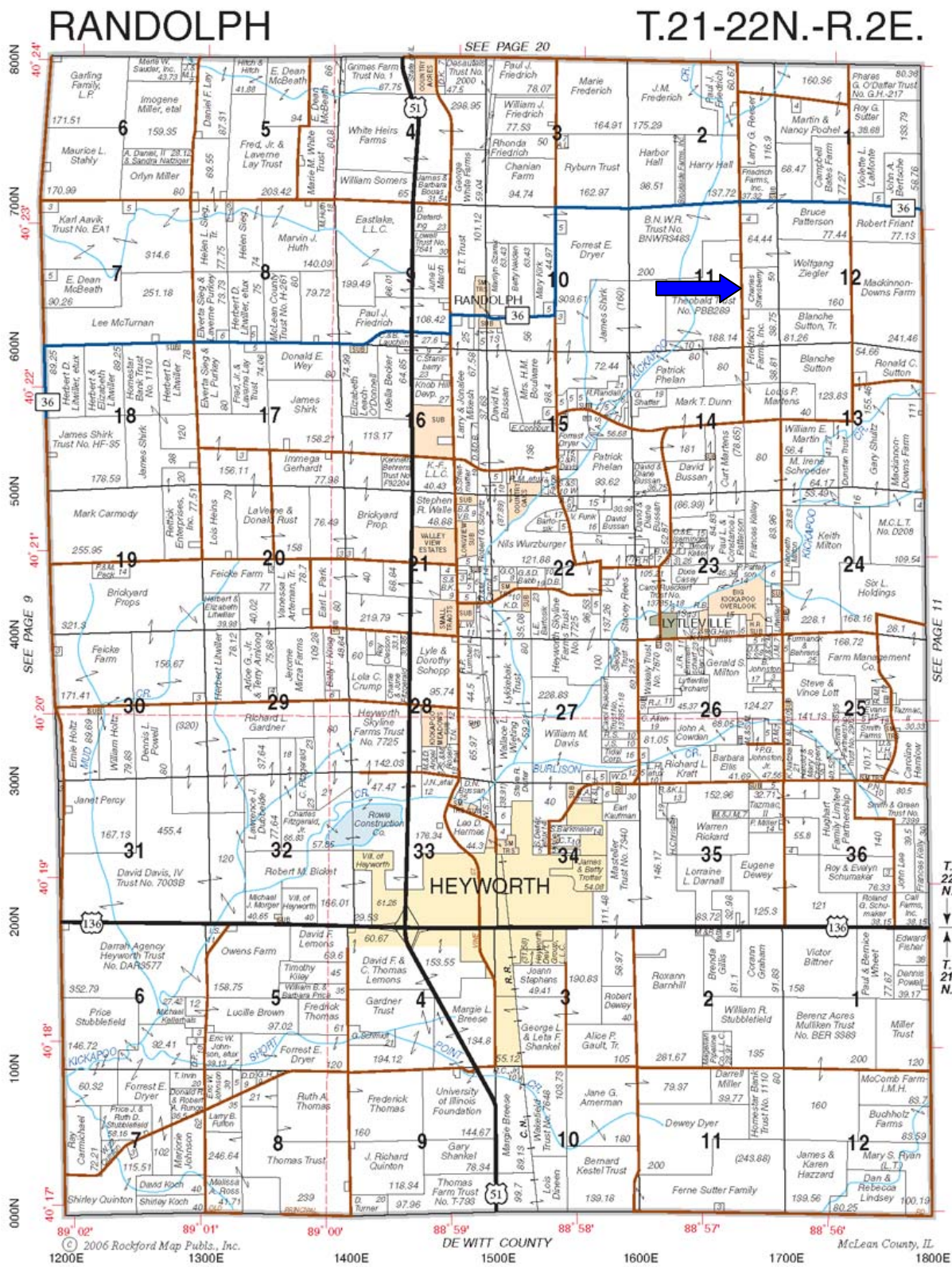
Location	Located in the East ½ of Section 11 Township 22 North Range 2 East McLean County, IL. Road 1675 E between 700 N & 600 N
Acreage	50 Taxable Acres
Price	Sale Closed June 2007
Seller	Stansberry Family LLC
Soils	All Class A Soils Ipava, Sable, Catlin
USDA/FSA	Farm #8763 - Corn Base 24.8, Direct Yield 110, CC Yield 143. Bean Base 24.8, Direct Yield 39, CC Yield 47, Cropland 51.4 Acres
Buildings	None
Taxes	ID# 28-11-400-003, 2005/2006 Taxes Paid \$846.28 or \$16.93/Acre
Possession	At Closing Subject to Tenant 2007 Cash Rent Lease
Contacts:	Jeff Lee, Broker/Owner (309) 662-5751 Go To: www.LeeRealty.com For Online Property Listings
Comments	Class A Soils, All Tillable, 3 Miles South of Bloomington

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 The listing may be withdrawn with or without notice, and the stated price is subject to change without notice or approval.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. Copy As of 4/12/2007 12:40 PM.

Jeff Lee



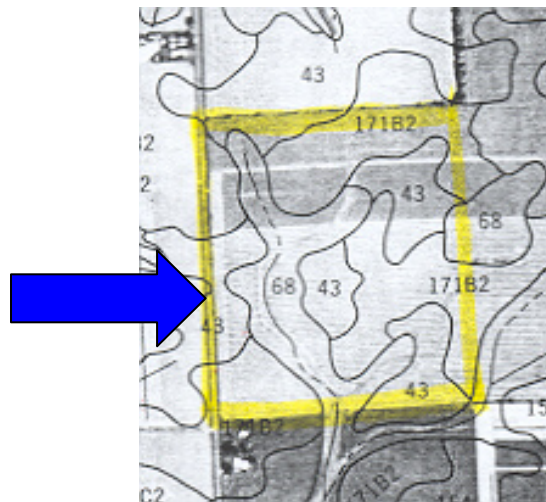
STANSBERRY FARM PLAT LOCATION MAP



STANSBERRY FARM USDA Aerial Image



SOIL MAP & PRODUCTIVITY



From Bulletin 811 - Not Actual Crop Yields

#	Soil Type Name	Crop Productivity Ratings*		
		Corn	Beans	PI
43	Ipava Silt Loam	172	56	142
68	Sable Silty Clay Loam	173	57	143
171	Catlin Silt Loam	168	53	138

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

STANSBERRY FARM LOCATION MAPS

