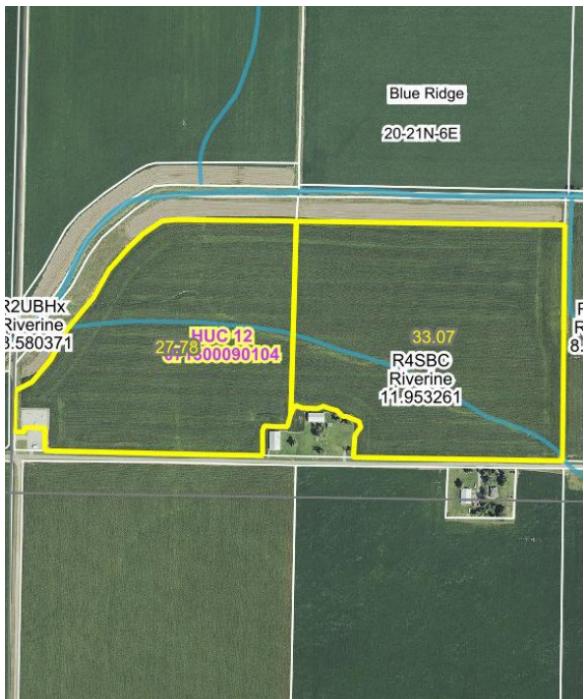


LAND FOR SALE

MR. LANDMAN

JACOBY FARM



JACOBY FARM 74.54 +/- Acres*

Blue Ridge Township Piatt County, Illinois

69.29 +/- tillable acres (including CRP)
8.44 acres CRP (\$415.20/acre until 2026)
2.10 acres former homestead & buildings
West building 48 x 90
East building 42 x 80
Well and electric onsite.

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2024 Assessed Value	2024 Taxes Payable
02-20-21-006-00	74.54	\$68,228	\$5,627.40**

**The tax bill includes approximately 5.06 acres north of the creek that is not part of this sale.

YIELD HISTORY

	CORN	SOYBEANS
2024	263	91
2023	273	86
2022	225	78
2021	244	76
2020	237	79

CONTACTS

Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.mrlandman.com

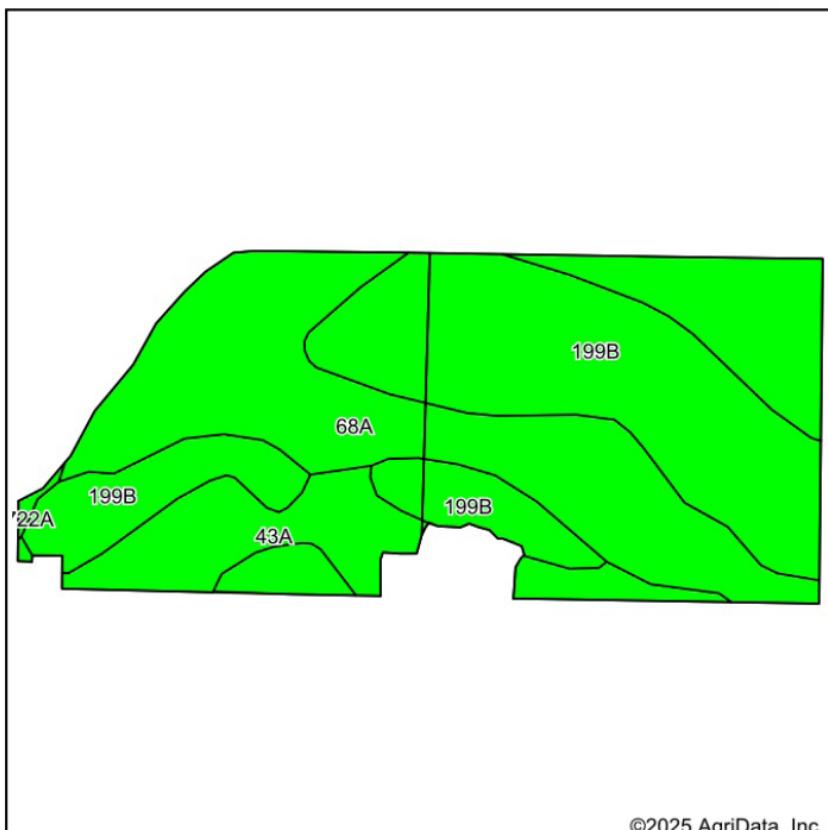


LEASE/POSSESSION

2026 Farming Rights

74.54 acres X \$ 14,500/acre = \$1,080,830

Soils Map



State: Illinois
 County: Piatt
 Location: 20-21N-6E
 Township: Blue Ridge
 Acres: 60.85
 Date: 7/21/2025



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Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall		*n NCCPI Corn		*n NCCPI Small Grains		*n NCCPI Soybeans		*n NCCPI Cotton	
**68A	Sable silty clay loam, 0 to 2 percent slopes	27.23	44.8%		FAV	**192		**63	**74		**143	84	84	70	75				
**199B	Plano silt loam, 2 to 5 percent slopes	25.75	42.3%		FAV	**192		**59	**73		**141	93	93	79	81				
43A	Ipava silt loam, 0 to 2 percent slopes	7.69	12.6%		FAV	191		62	77		142	89	89	76	77	3			
**7722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes, rarely flooded	0.18	0.3%		FAV	**186		**61	**71		**138	77	77	65	69				
Weighted Average						191.9		61.2	73.9		142	*n 88.4	*n 88.4	*n 74.6	*n 77.8	*n 0.4			

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, and surface texture. Publication Date: 01-28-2025

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>

* The flood/pond factor has been removed for B811 indexes and yields.

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

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

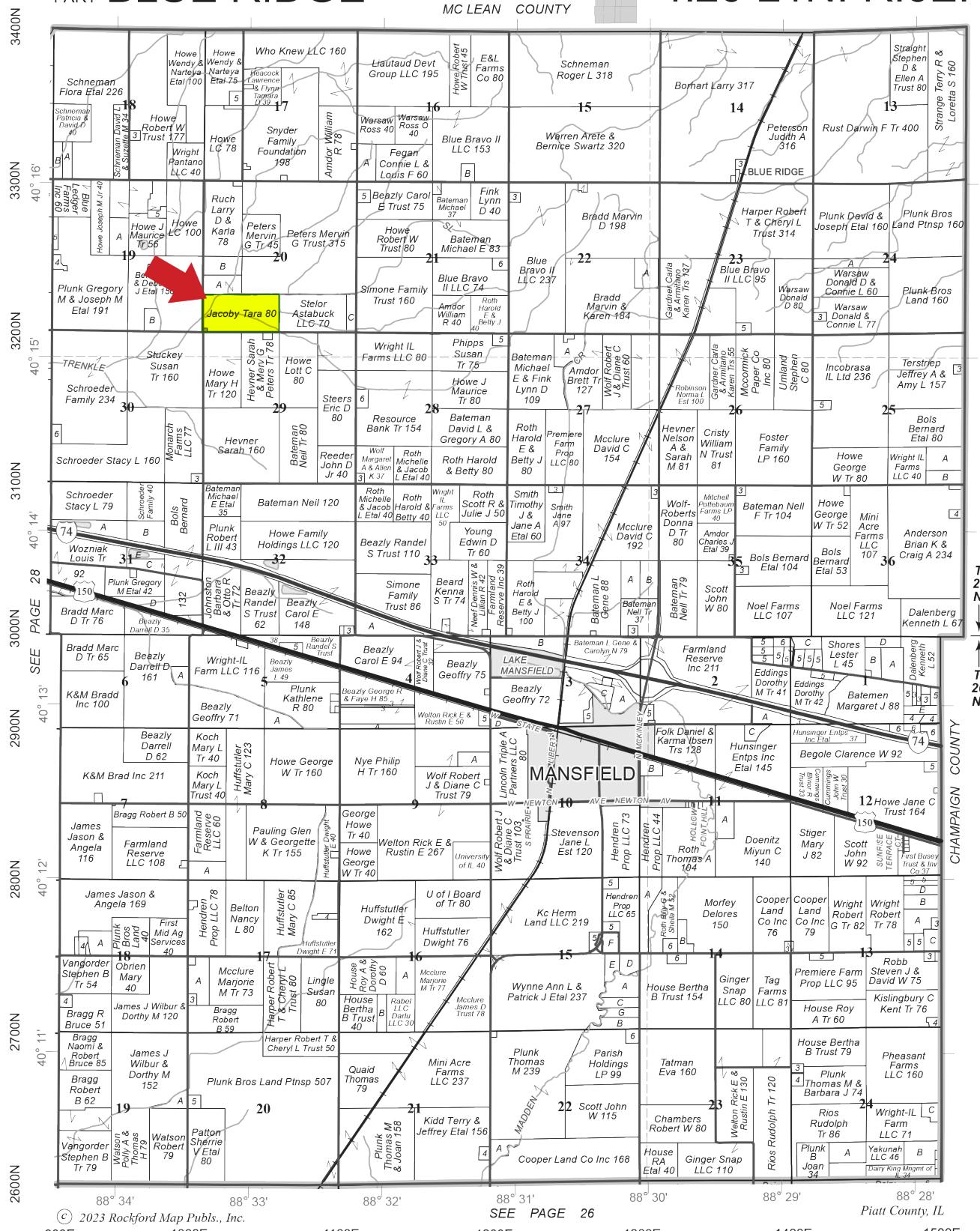
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Refer to page 36 for keyed parcels

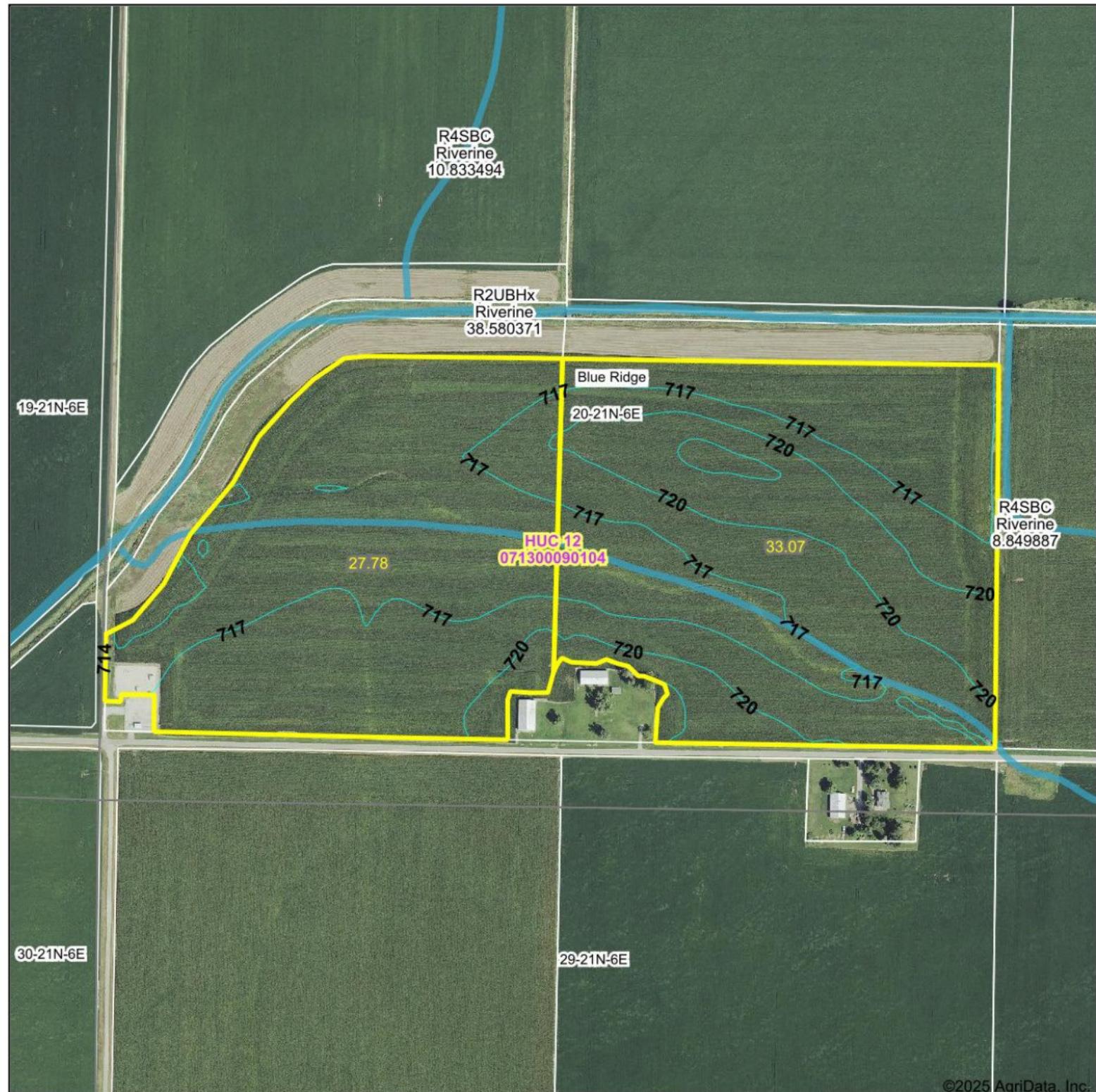
EAST PART BLUE RIDGE

MC LEAN COUNTY

T.20-21N.-R.6E.



Topography Contours



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Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA.

Source: USGS 10 meter dem



Interval(ft): 3.0

Min: 713.6

Max: 723.8

Range: 10.2

Average: 717.7

Standard Deviation: 2.3 ft



20-21N-6E

Piatt County

Illinois

7/21/2025

Boundary Center: 40° 15' 14.48", -88° 33' 4.34"

4 Year Crop History



Crop Year:

Owner/Operator:

Date:

Address:

Farm Name:

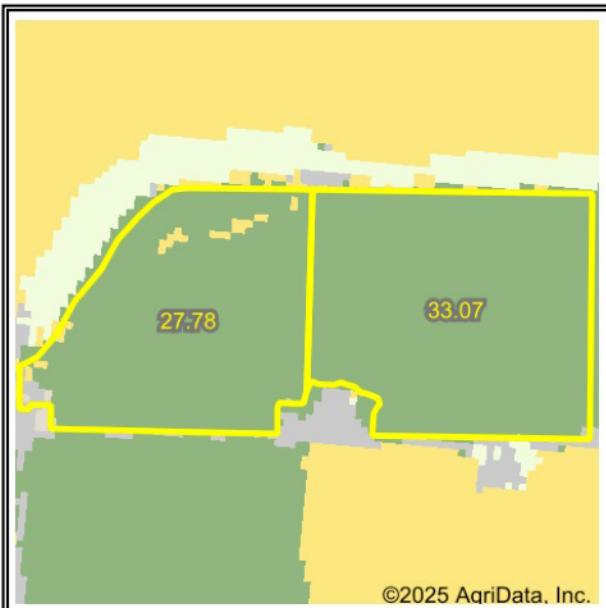
Address:

Field ID:

Phone:

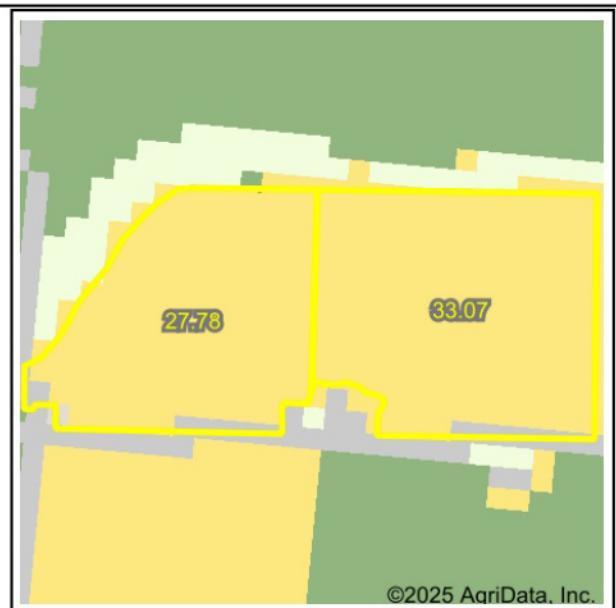
Acct. #:

Crop Year:



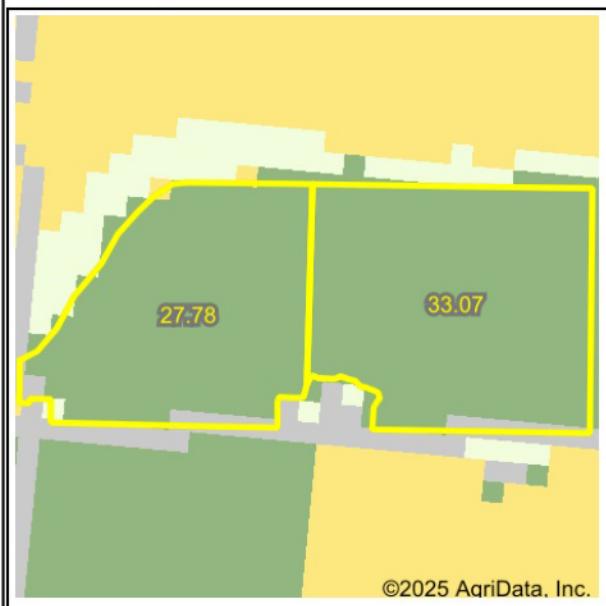
Soybeans	60.1a	99%
Corn	0.6a	1%
Developed/Med Intensity	0.1a	0%

2 rows not shown



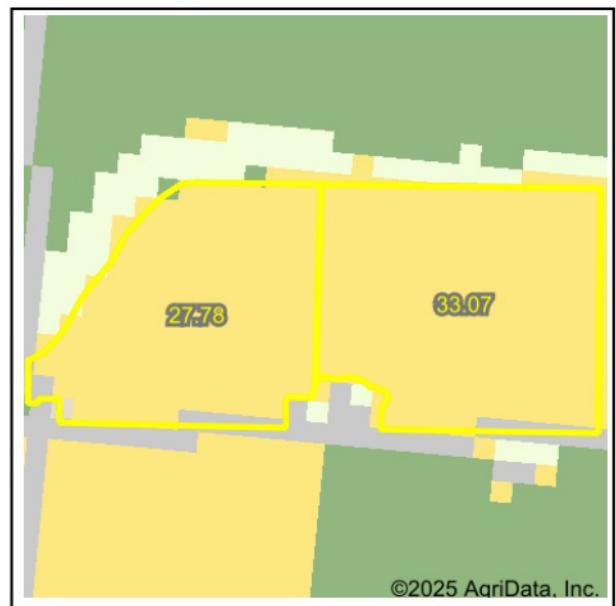
Corn	60.9a	100%
------	-------	------

Crop Year:



Soybeans	60.9a	100%
----------	-------	------

Crop Year:



Corn	60.9a	100%
------	-------	------

Boundary Center: 40° 15' 14.48, -88° 33' 4.34

State: IL

County: Piatt

Legal: 20-21N-6E

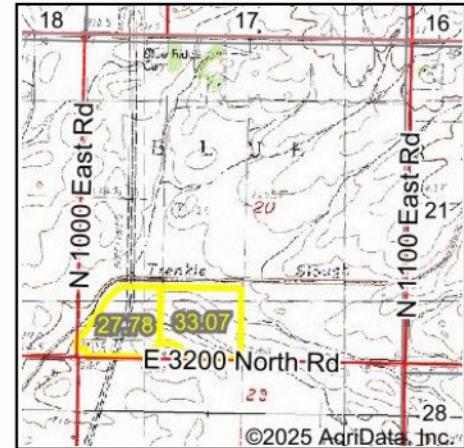
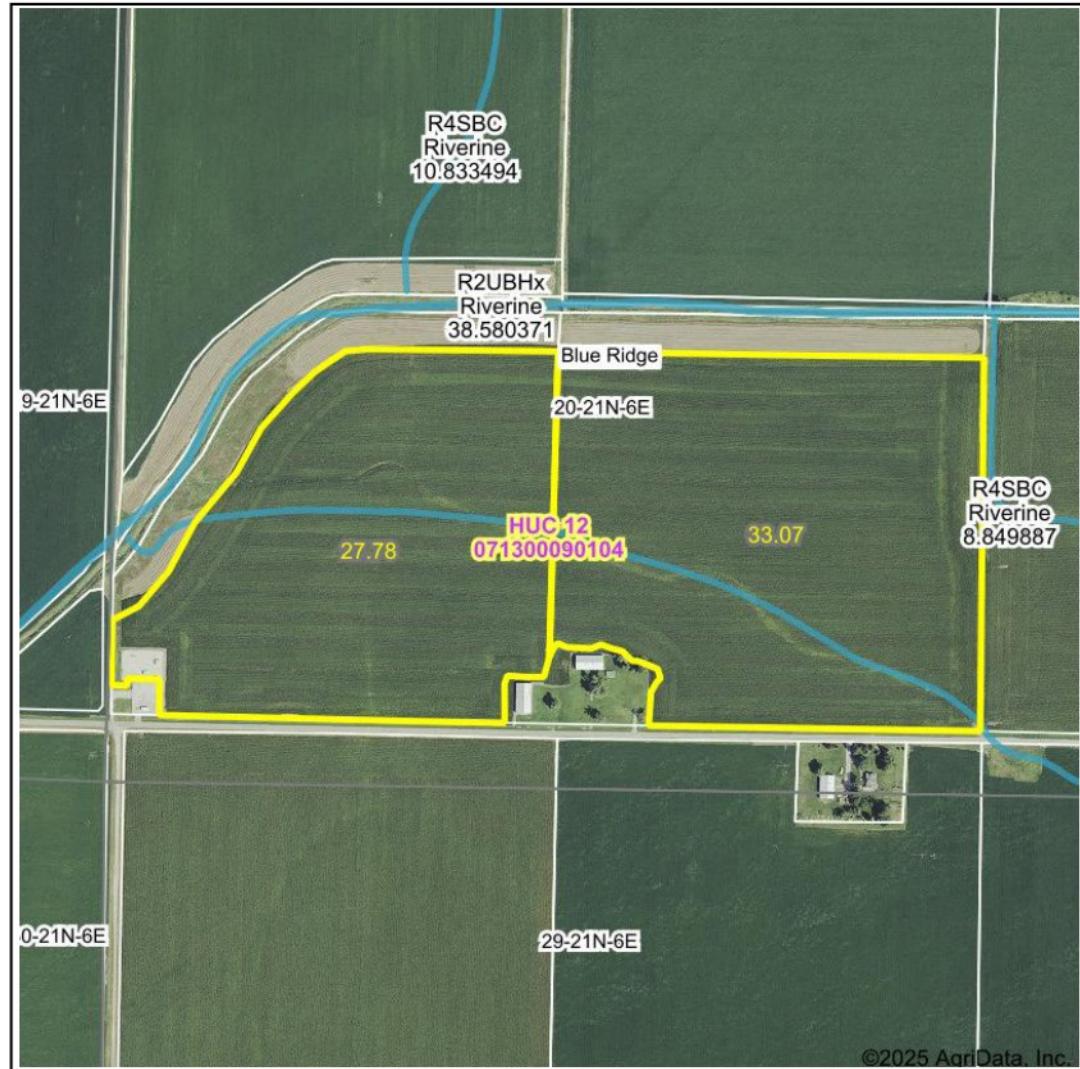
Twnshp: Blue Ridge

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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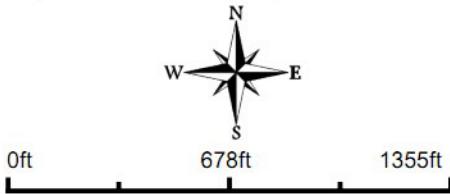
Wetlands Map



State: Illinois
Location: 20-21N-6E
County: Piatt
Township: Blue Ridge
Date: 7/21/2025


Mr. Landman
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Classification Code	Type	Acres
R4SBC	Riverine	1.15
		Total Acres 1.15

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

