



## AG SERVICES

6 Heartland Drive Suite A  
Bloomington, IL 61704

Presents the:

## The Ireland Grove Road Farm

**122.16 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

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

**LISTING PRICE:** \$37,250.00 per acre or \$4,550,460.00

**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.

Includes Cellular Tower Lease Income

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](mailto:crthompson@firstmid.com)**

**David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117**

**[dklein@firstmid.com](mailto:dklein@firstmid.com)**

**[firstmidag.com](http://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 2024 growing season. Buyer to receive Landowner’s share of 2024 rents depending upon closing date. 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 lease are available upon request. Current lease runs through December 31, 2060. 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:** 2022 real estate taxes payable in 2023 have been paid by the Seller. 2023 real estate taxes payable in 2024, to be credited by the Seller at closing to the Buyer based on the most recent information. All 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.

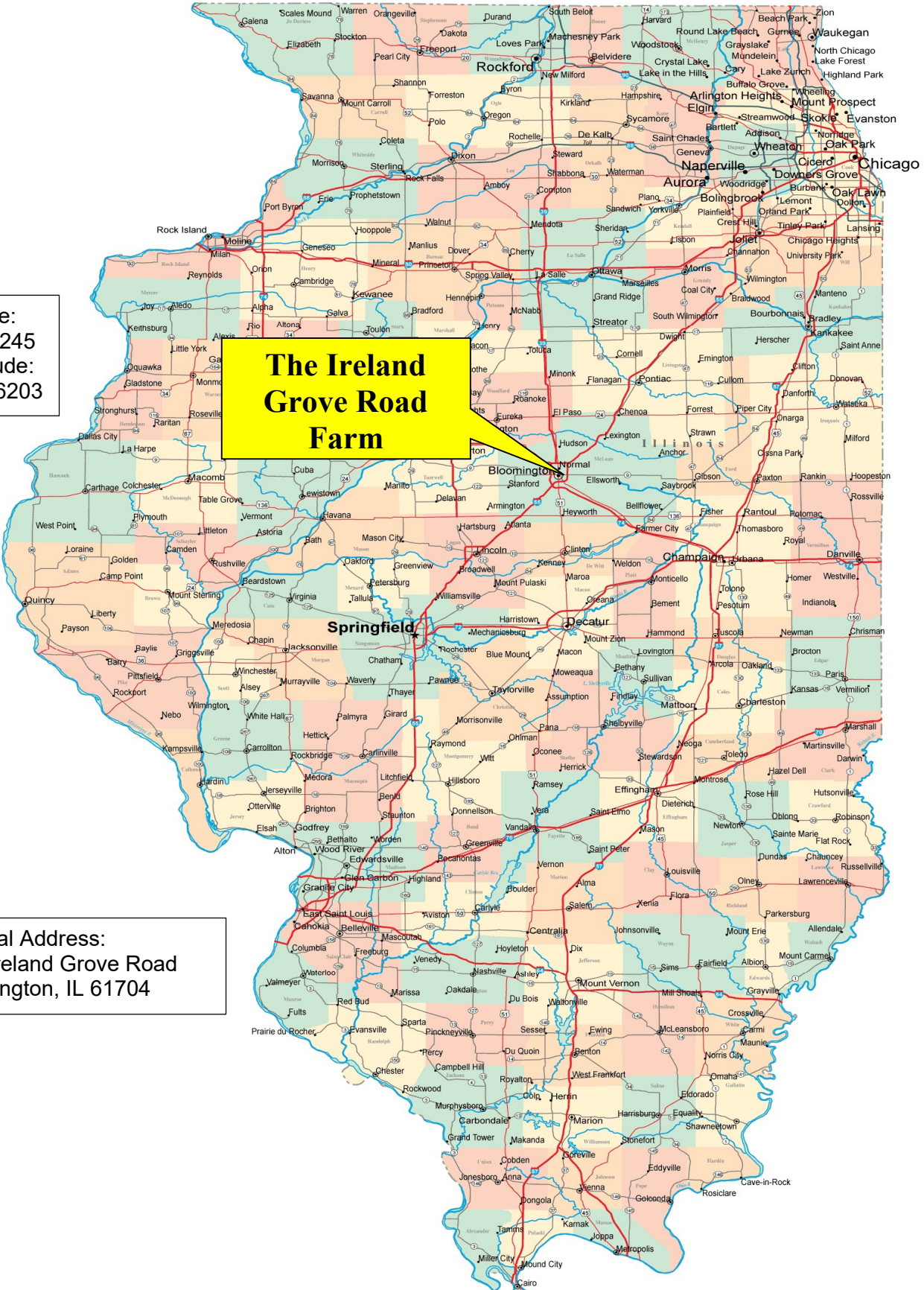


# AREA MAP

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>2022 Farmland Assessment</u>	<u>2022 Tax Rate</u>	<u>2022 Taxes Paid in 2023</u>
21-13-200-009	78.57	51,294	8.24853	\$4,231.00
21-13-200-013	43.28	25,236	8.24853	\$2,081.60
21-13-200-005	0.29	Cell Tower Improvement Parcel Taxes Paid Directly by Lessee		
<b>Total</b>	<b>122.14</b>	<b>76,530</b>	<b>8.24853</b>	<b>\$6,312.60</b>

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.

# Neighborhood Classification Boundaries

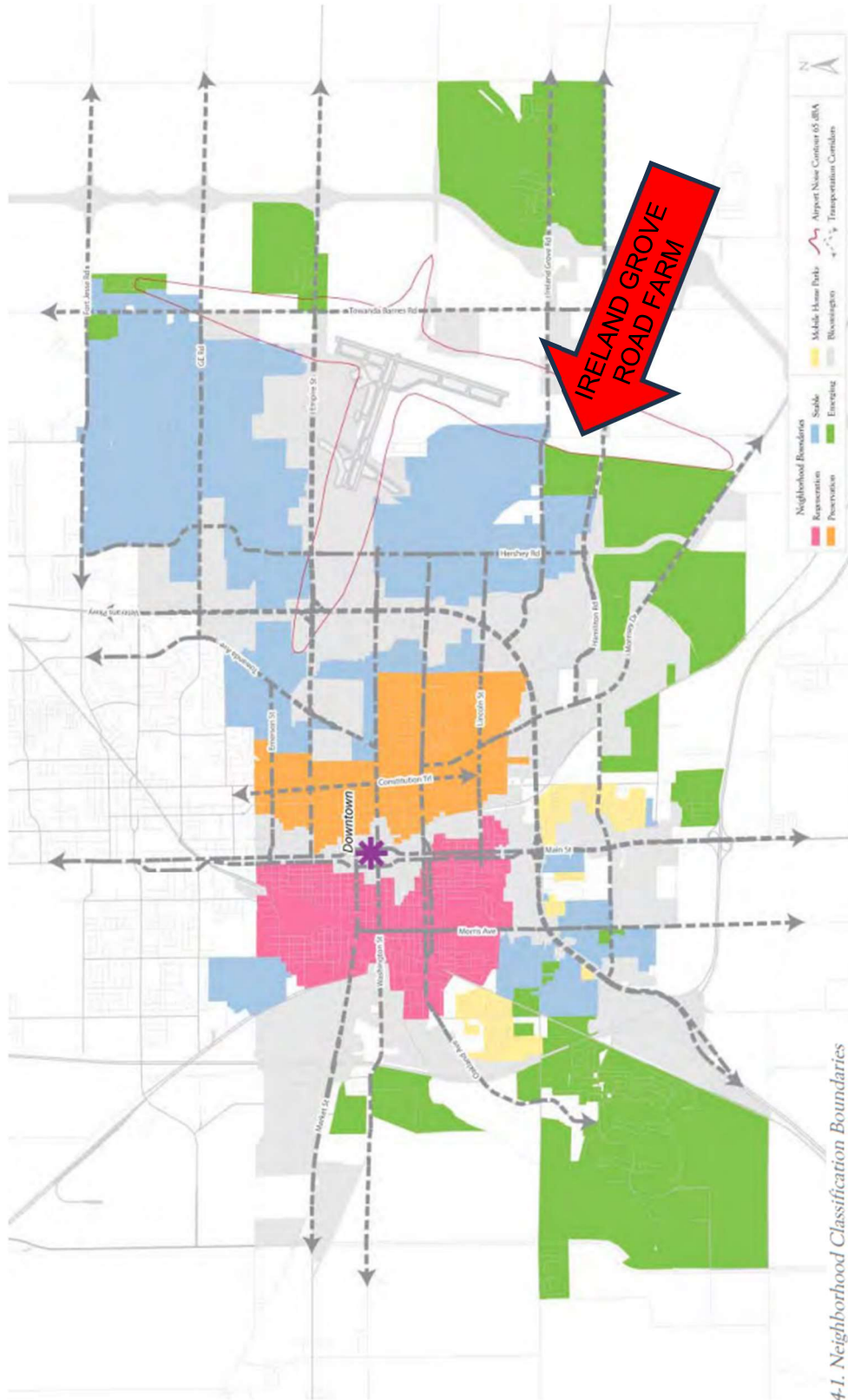
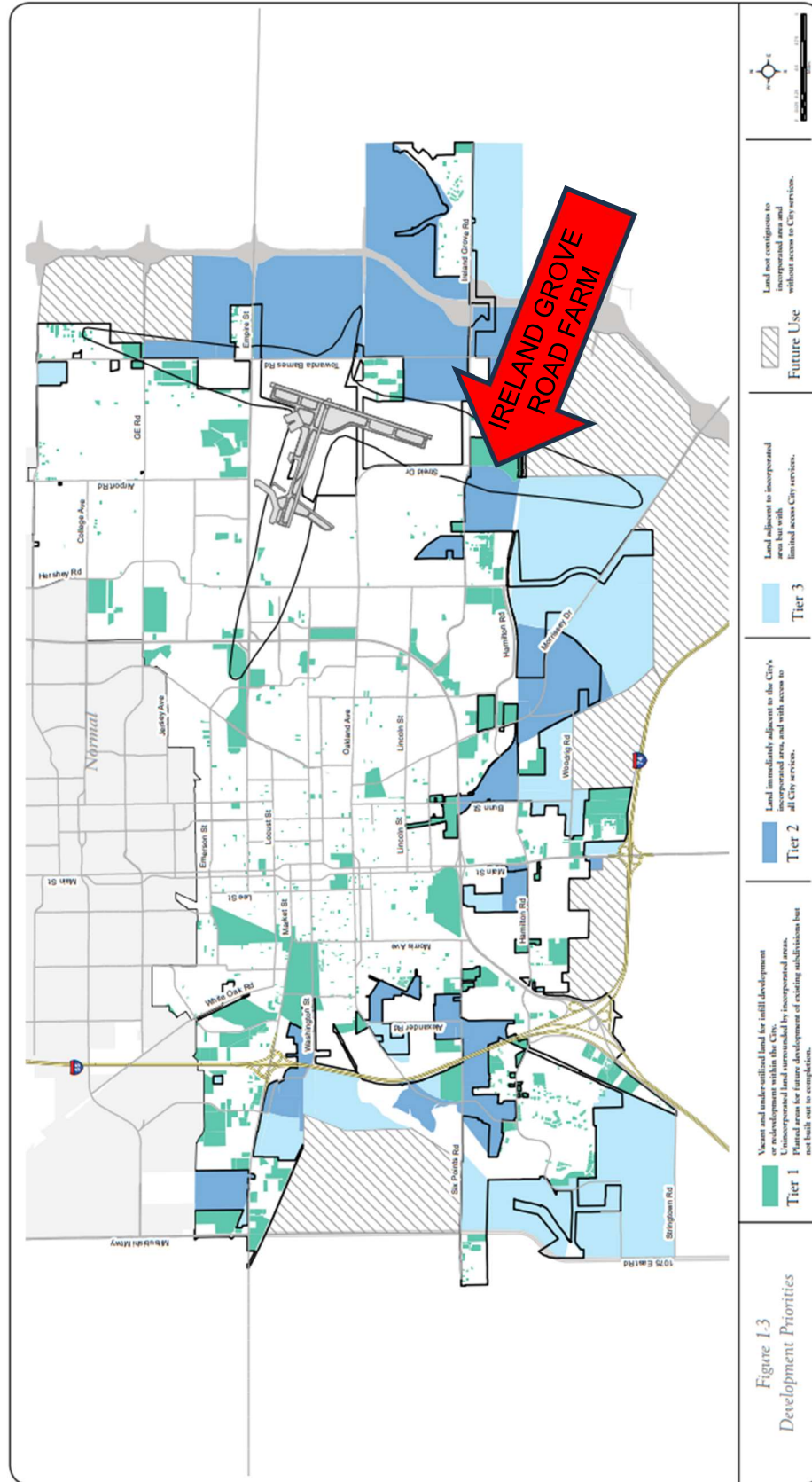


Figure 4-1. Neighborhood Classification Boundaries

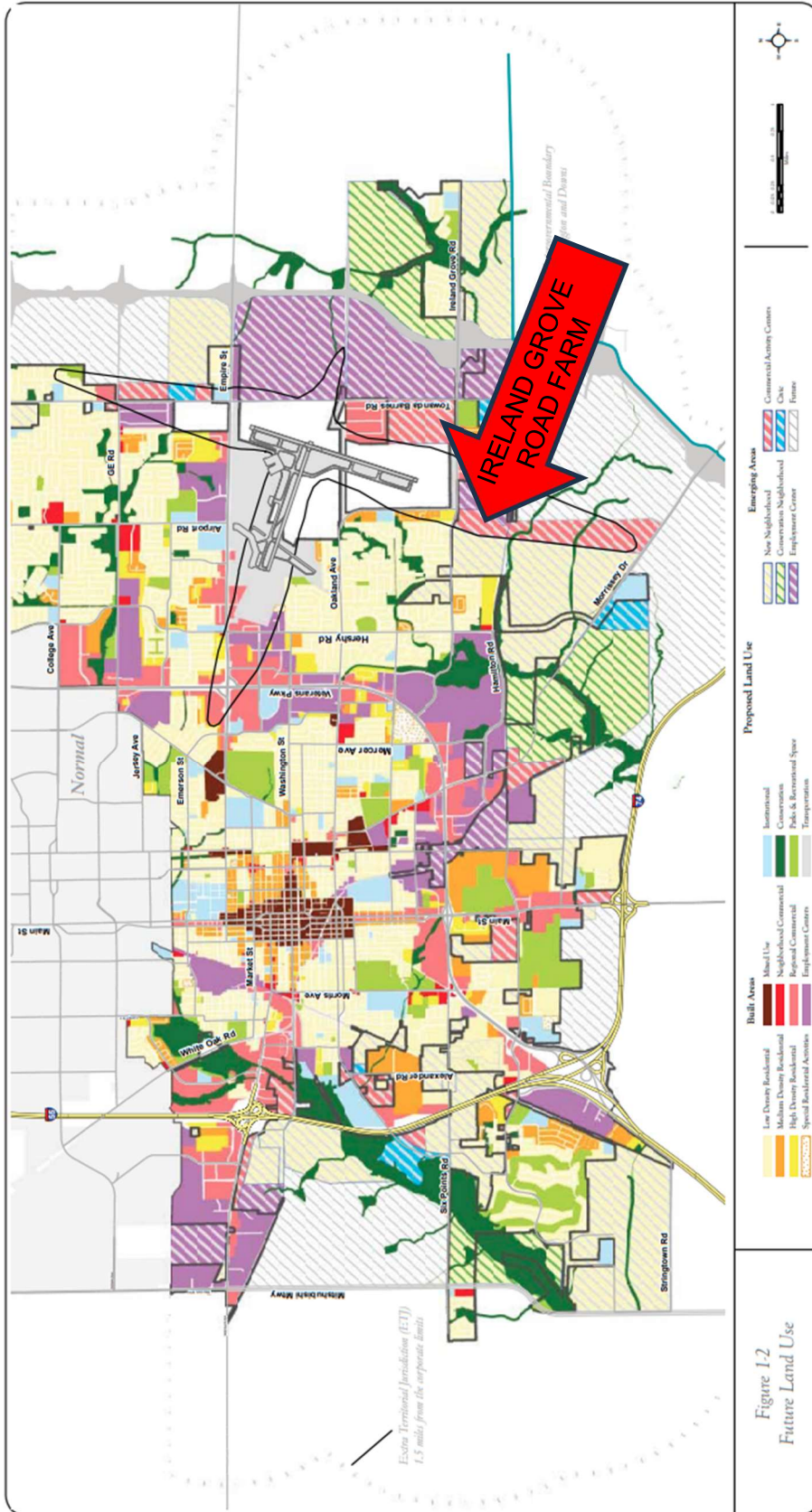
Source: City of Bloomington, Illinois Comprehensive Plan 2015-2035

# Development Priorities



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

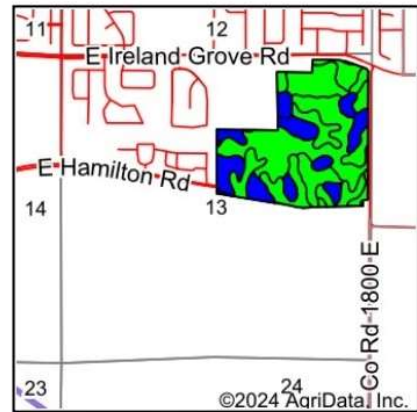
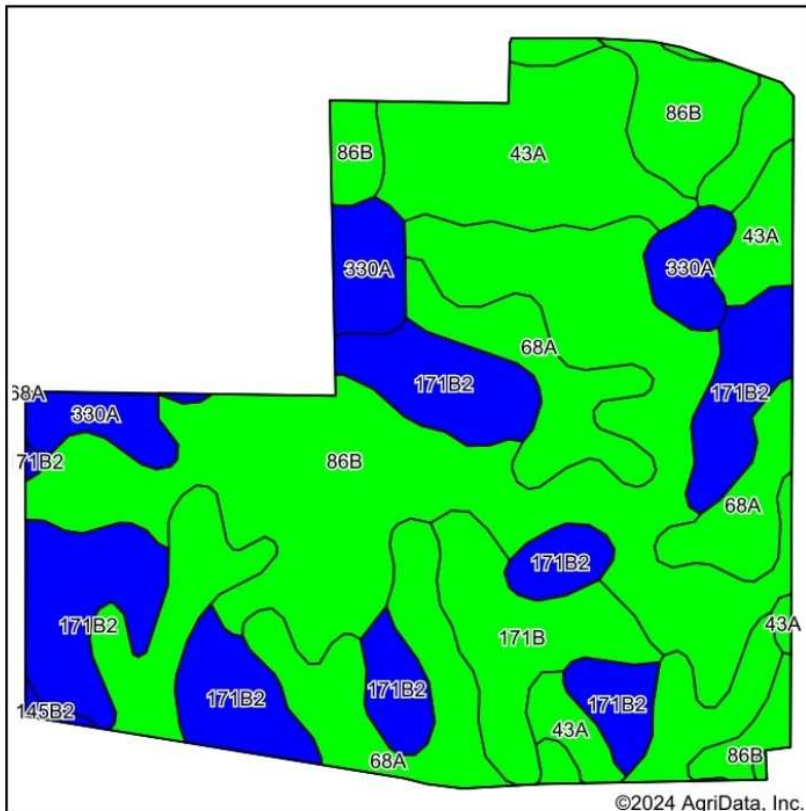
# Future Land Use



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

**First Mid**  
 AG SERVICES

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

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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
<b>Weighted Average</b>					<b>185.4</b>	<b>59.4</b>	<b>137.3</b>

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.