TI TRUST, INC



Gary L. Balke Trust

Listing Price \$380,000

FARM LAND FOR SALE

Location: The Balke farm real estate is located approximately 10 miles East of Liberty, IL or 5 miles South of Siloam Springs State Park.

Legal Description: The Northwest Quarter of the Southwest Quarter of Section Thirty-Six (36) in Township Two (2) South, Range Five (5) West, Adams County, Illinois.

FARM INFO

- 40.0 taxable acres
- Soil Productivity Index 115.9
- Keomah & Winfield Soil types

LISTING AGENT

Kit T. Holst 217-242-1286 kit.holst@ti-trust.com

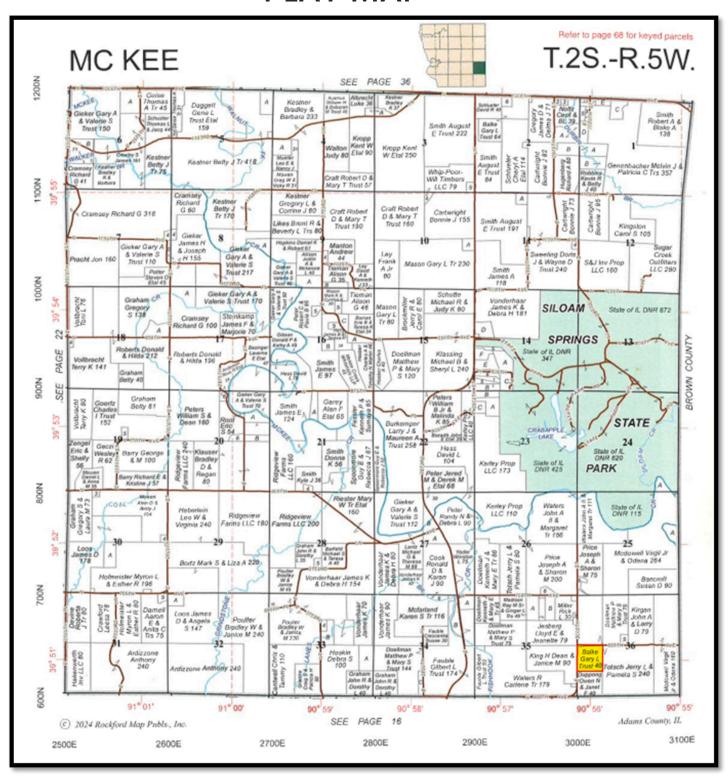
- 28.73 FSA cropland acres
- 2024 Real Estate Taxes \$881.68
- Access along E 3000th St. & N 650th Ave

TI TRUST, INC 2900 North 23rd Street

Quincy, IL 62305

tel: 217-228-8060

PLAT MAP



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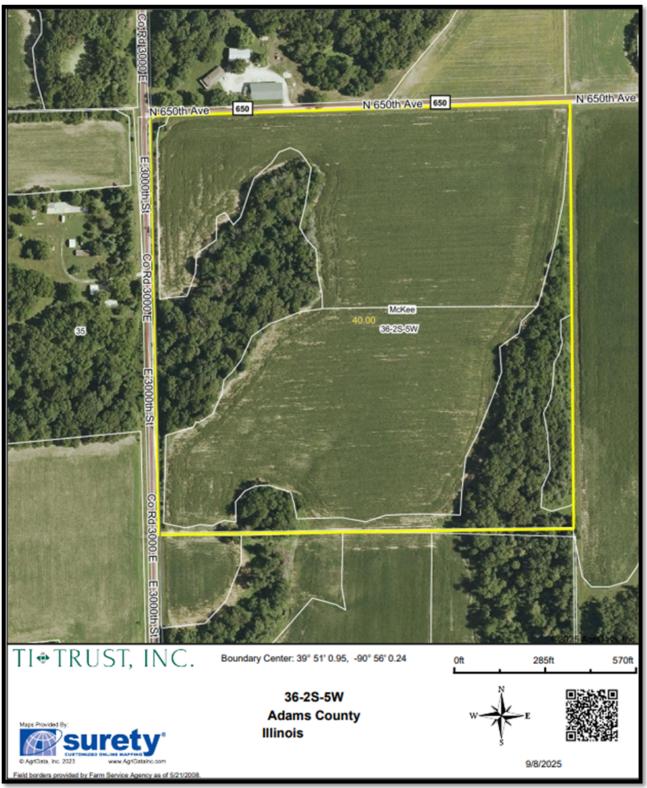
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AERIAL MAP



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SOIL MAP

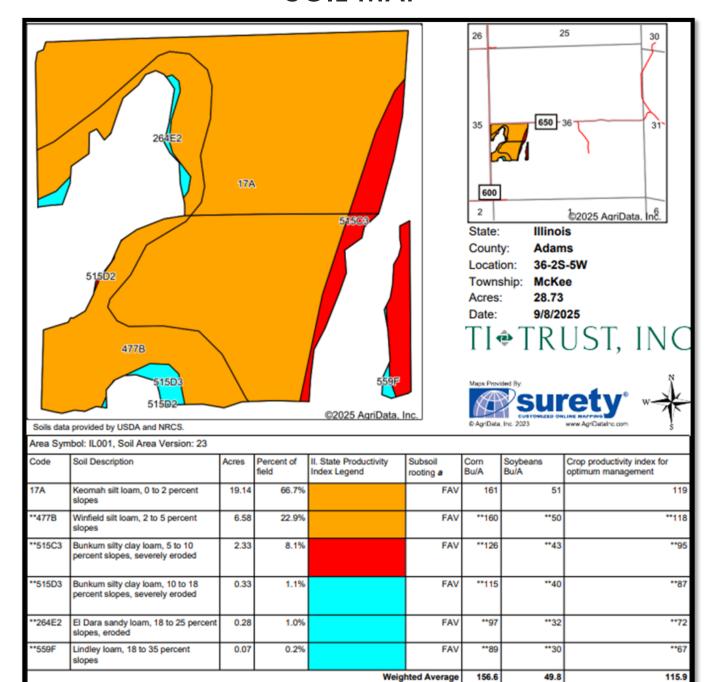


Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

ttps://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 II. Soils EFOTG

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