

TI TRUST, INC



Buzzard Family Trust

Listing Price

\$460,000

FARM LAND FOR SALE

Location: The Buzzard farm real estate is located approximately 4 miles Northwest of St. Elmo, IL.

Legal Description: Section Thirty-Three (33), Township Eight (8) North, Range Three (3) East, Fayette County, Illinois

FARM INFO

- 70.0 taxable acres
- Soil Productivity Index 99.5
- Bluford & Wynoose Soil types
- 26.52 FSA tillable acres
- 2024 Real Estate Taxes \$731.86
- Access off of County Road #3

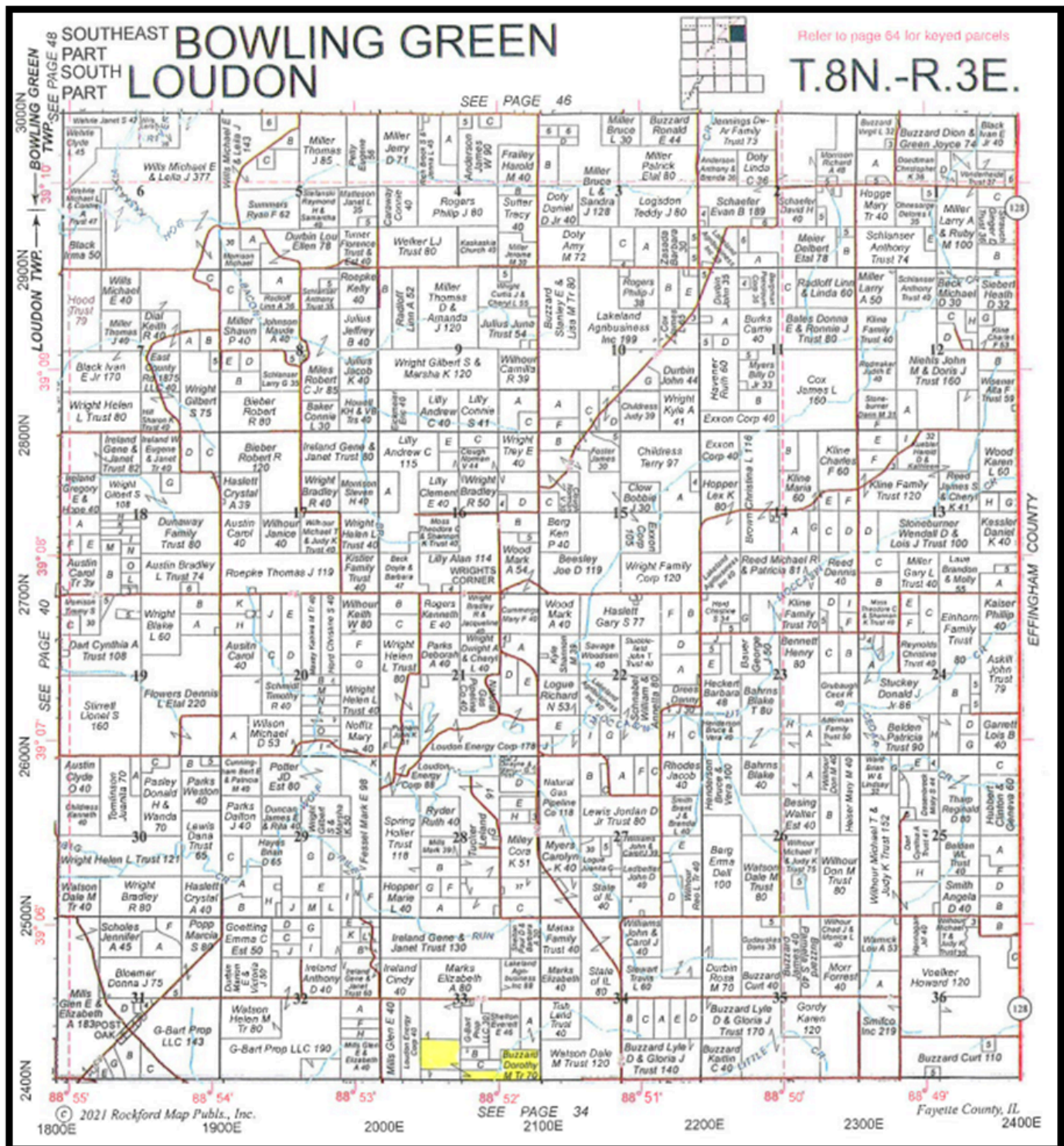
LISTING AGENT

Joseph E. Harris II
217-722-2971
joe.harris@ti-trust.com

TI TRUST, INC

2900 North 23rd Street
Quincy, IL 62305
tel: 217-228-8060

PLAT MAP

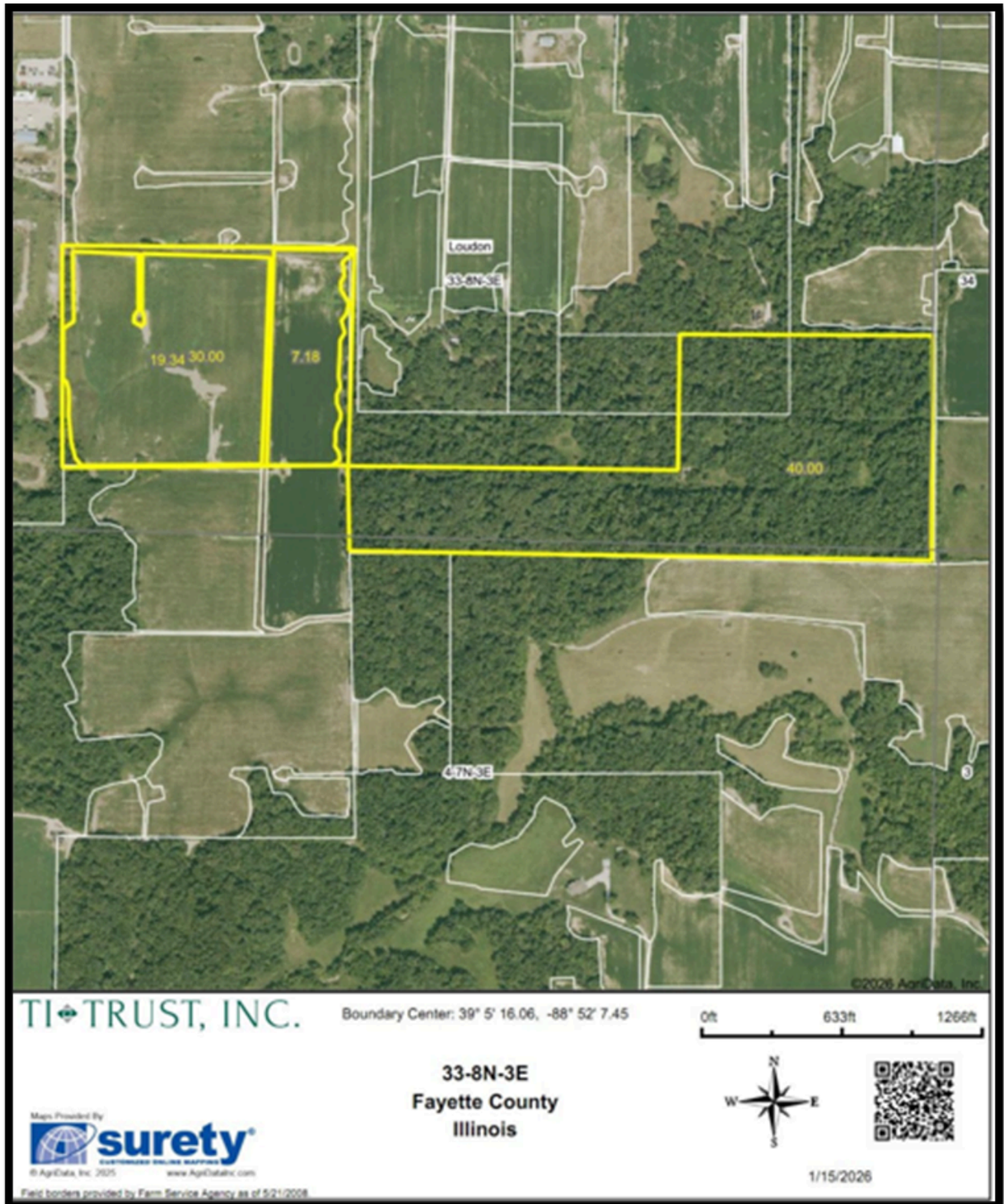


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AERIAL MAP



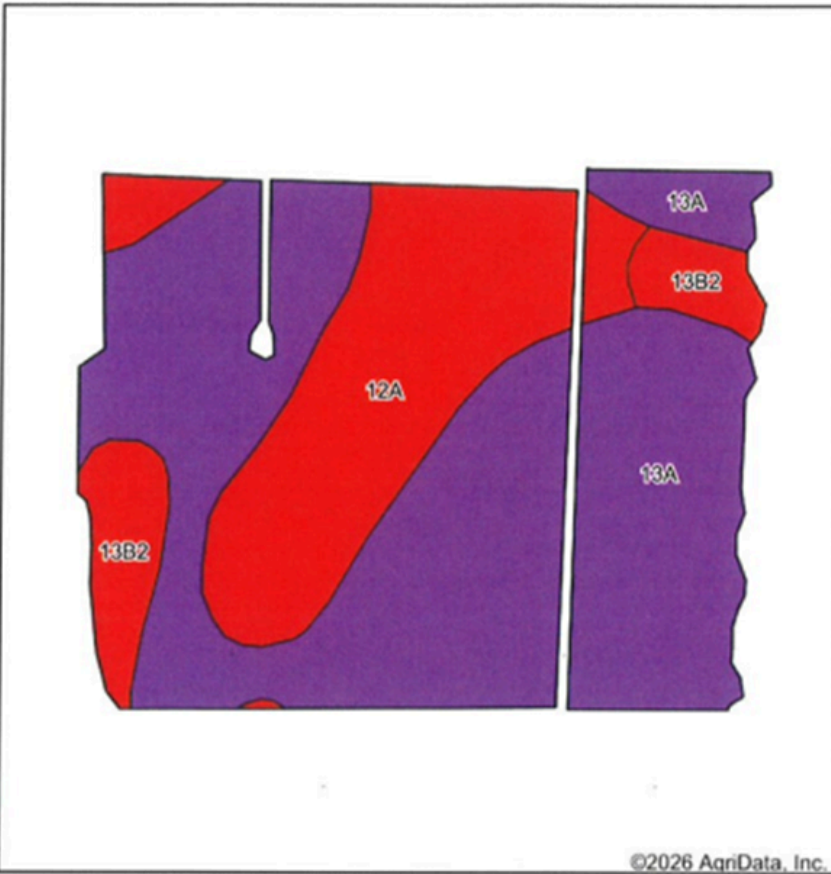
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SOIL MAP

Soils Map



State: Illinois
County: Fayette
Location: 33-8N-3E
Township: Loudon
Acres: 26.52
Date: 1/6/2026

TI TRUST, INC.

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

Area Symbol: IL051, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
13A	Bluford silt loam, 0 to 2 percent slopes	17.08	64.4%		FAV	136	44	101
12A	Wynoose silt loam, 0 to 2 percent slopes	7.38	27.8%		FAV	128	42	97
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2.06	7.8%		FAV	**129	**42	**96
Weighted Average						133.2	43.3	99.5

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

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