

# 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

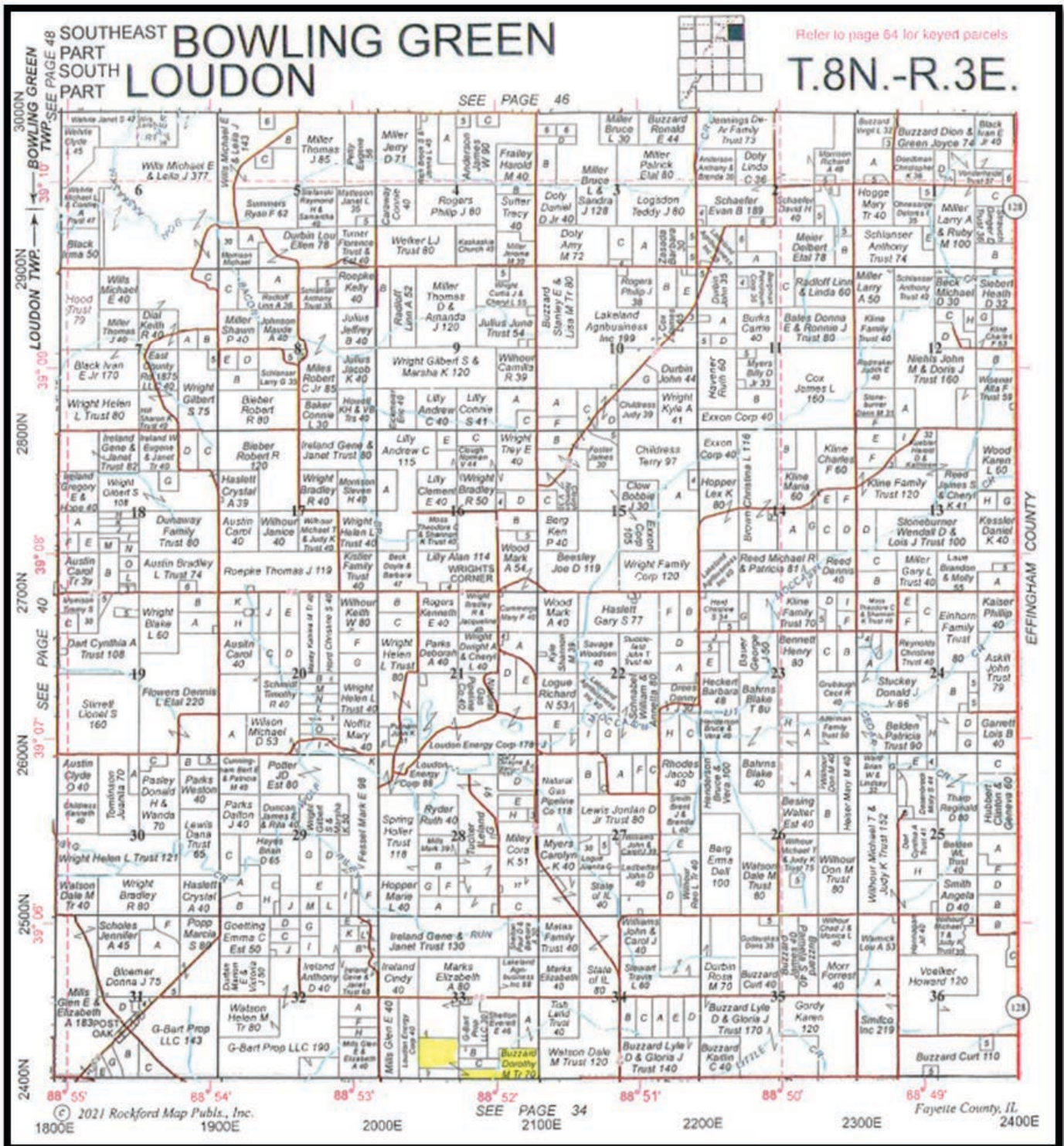
#### LISTING AGENT

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

TI TRUST, INC

2900 North 23<sup>rd</sup> Street  
Quincy, IL 62305  
tel: 217-228-8060

# PLAT MAP

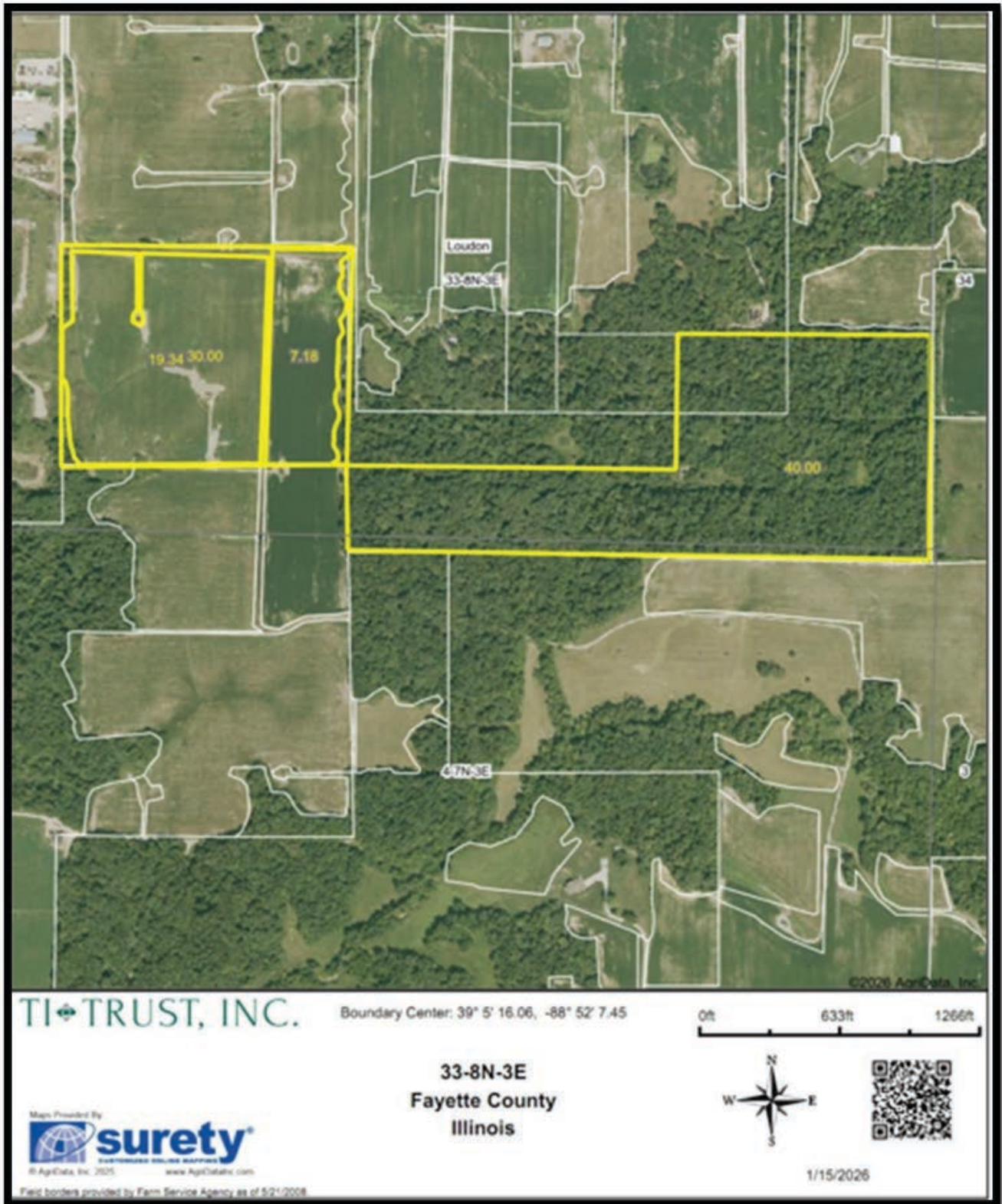


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# AERIAL MAP



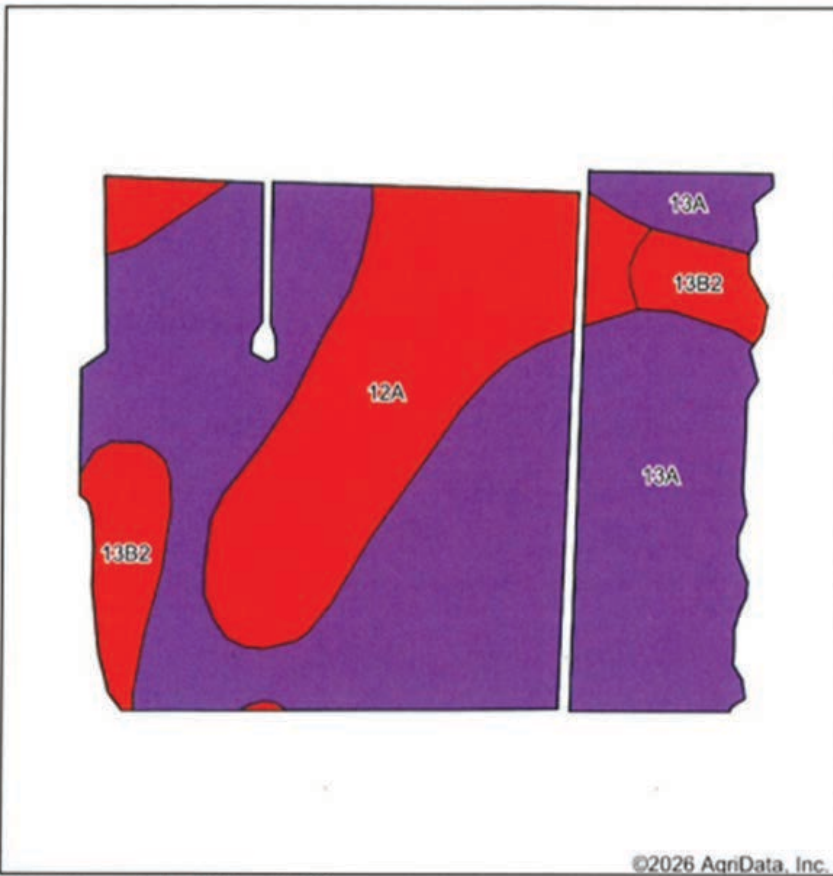
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# SOIL MAP

## 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.

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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   |
| <b>Weighted Average</b> |  |       |                  |                                     |                   | <b>133.2</b> | <b>43.3</b>   | <b>99.5</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

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