
Beary Trust Farm For Sale

GREENE FARM MANAGEMENT SERVICE, INC.

Benjamin J. Clary, Managing Broker

Priscilla Koser, A.F.M., A.F.I.S., Broker

Hunter Stauffer, Broker



213 Second Street, P.O. Box 400

Dunlap, Illinois 61525-0400

(309) 243-1070

Insurance: (309) 243-1410

Fax: (309) 243-1739

www.greenefarm.com

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Beary Trust -Farm For Sale

The Northwest 1/4 of Section 16, Township 9N, Range 1W and West 1/2 of the Southwest 1/4 of the Section 9, Township 9N Range 1W, Situated in the Berwick township in the County of Warren, in the State of Illinois.



- FSA No: 5-1922, 5-2048
FSA Tract:
FSA Tillable Acres: 186.87

	<u>APH Yield</u>
Corn	242
Soybeans	77

<u>Parcel No.</u>	<u>Acres</u>	<u>2025 Taxes</u>
02-009-004-00	80	\$2,361.82
02-016-002-00	160	\$8,829.28

Listing Price: \$16,000.00 per acre

CONTACT: Hunter Stauffer
GREENE FARM MANAGEMENT SERVICE, INC., BROKER
213 Second Street, P.O. Box 400
Dunlap, IL 61525-0400
Phone: (309) 243-1070
Cell: (309) 620-6378

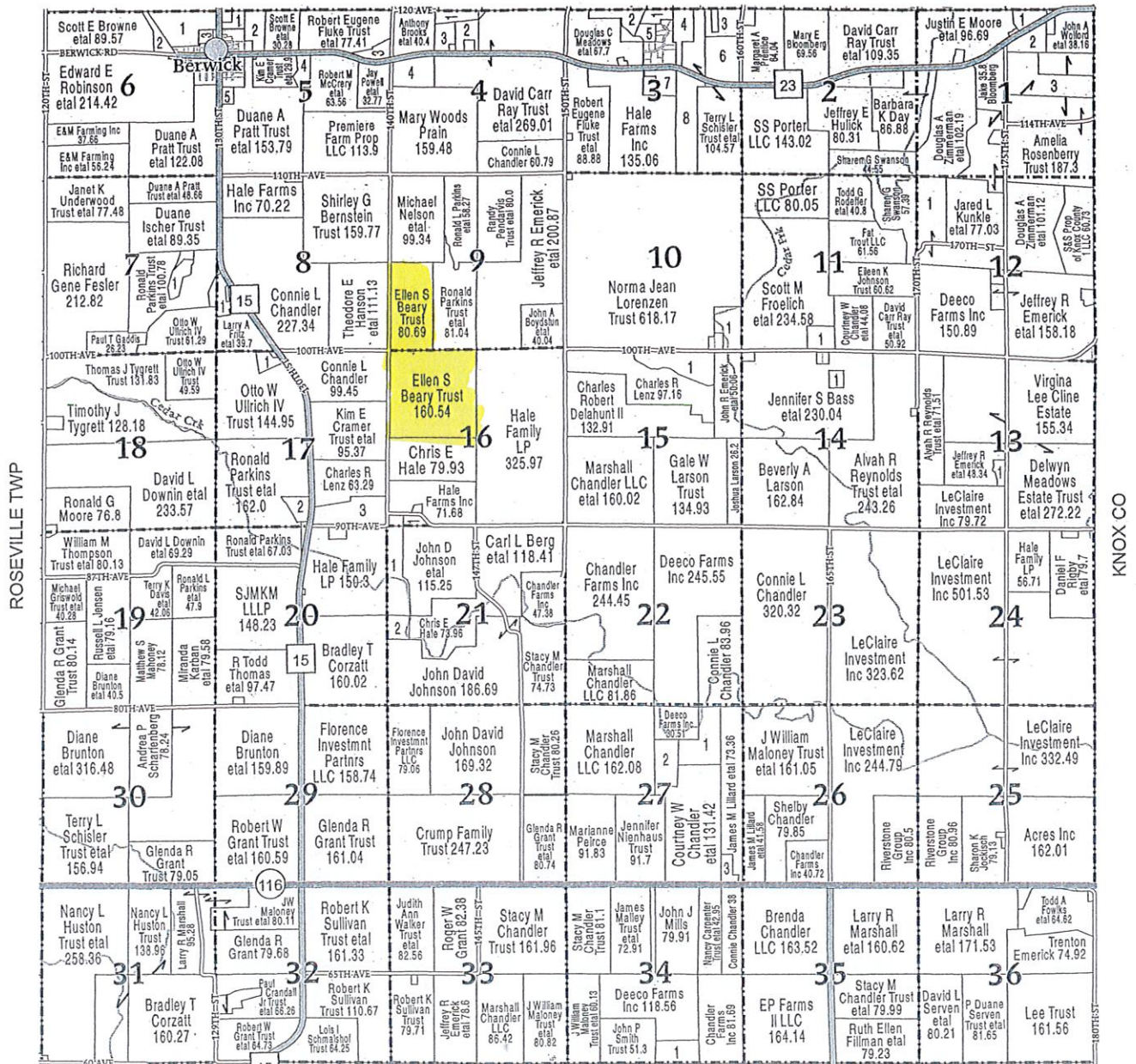
T-9-N

BERWICK PLAT

(Landowners)

FLOYD TWP

R-1-W



GREENBUSH TWP

BERWICK TOWNSHIP

SECTION 1

1	WORTHINGTON, KEN A	11.13
2	BRADSHAW WEBER, PEGGY	18.95
3	ROSENBERY TRUST, AMELIA ETAL	105.91

SECTION 2

1	PURCHASE, STEVEN A	24.59
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SECTION 3

1	DAMEWOOD, TODD D ETAL	8.17
2	KAY, THOMAS A	14.41
3	BRADFORD TRUST, SHAWN ETAL	17.91
4	MOORE, JUSTIN E ETAL	17.14
5	TUCKER, LARRY ETAL	6.26
6	ANDERSON JR, GLEN O ETAL	37.04
7	HALE FAMILY LP	14.5
8	SNYDER, MICHAEL L ETAL	47.25

SECTION 4

1	MCINTOSH III TRUST, ARCHIE B ETAL	10.13
2	BURNETT, CHRISTOPHER A ETAL	12.75
3	LYDIC, RONALD E ETAL	11.97
4	CRAMER TRUST, KIM E ETAL	28.04

SECTION 5

1	DUNBAR, EDWARD T ETAL	6.43
2	BAPTIST CHURCH	16.12
3	PIERCE, BRYAN J ETAL	11.62
4	STILL, ROGER D ETAL	9.98
5	PRATT JR, DUANE A ETAL	5.13

SECTION 6

1	HANSON TRUST, CAROL L ETAL	37.29
2	BERWICK GRAIN CO	9.67
3	DUNBAR, LANCE G	5.72

SECTION 7

1	PARKINS, RONALD L ETAL	10.91
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SECTION 8

1	RUFF TRUST, JOHN D ETAL	14.96
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SECTION 10

1	SMITH, DAVID BOYD ETAL	21.65
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SECTION 11

1	LORENZEN, GARY W ETAL	14.02
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SECTION 12

1	JOHNSON TRUST, EILEEN K	82.09
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SECTION 13

1	REDDING, JAMES C	6
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SECTION 14

1	TABB, DREW H ETAL	5.24
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SECTION 15

1	MARSHALL CHANDLER LLC	38.3
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SECTION 16

1	JOHNSON, JOHN D ETAL	5.45
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SECTION 17

1	FRITZ, LARRY A ETAL	7.41
2	KILBURN, PATRICIA A	11.39
3	MASSINGILL, DAN P ETAL	40.69

SECTION 21

1	IAPOCE, MICHAEL ETAL	35.41
2	HALE FAMILY LP	11.19

SECTION 27

1	CALZAVARA, SHAYNE J	37.03
2	DRAUGHAN, MICHAEL R	25.1
3	DUFFIE, LOYD K	8.37

SECTION 34

1	CHANDLER, JAMES	20.91
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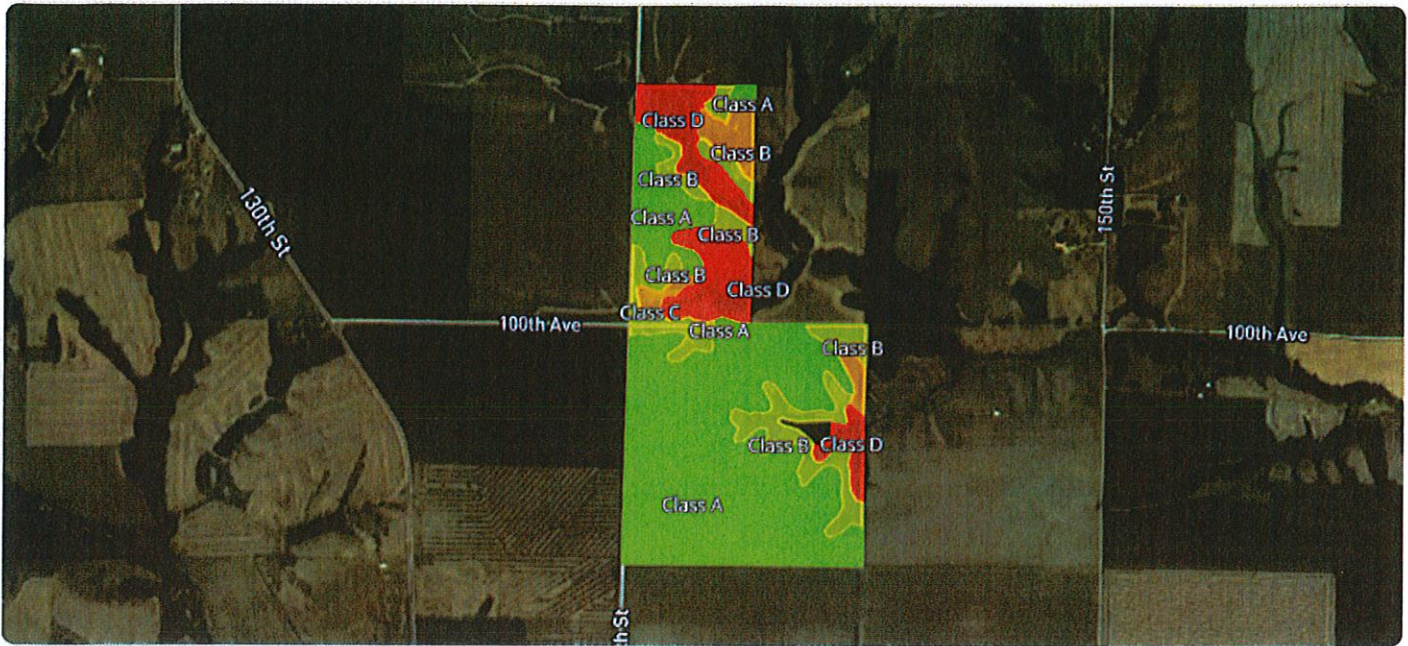


Warren-PK-240 Farm

Warren County, Illinois | 16 9N 1W | 240.00 gross acres

40.770543, -90.515305

Illinois Soil Classes



Soil Class	% of Map	Acres	Soil Rating
 Class A	61.68%	148.02	133 - 147
 Class B	17.62%	42.29	117 - 133
 Class C	5.48%	13.14	100 - 117
 Class D	15.23%	36.55	< 100
Total		237.6	

All data courtesy SSURGO database distributed by the U.S. NRCS.

Illinois soil data based on research bulletin 811, published by [University of Illinois NRES](#)

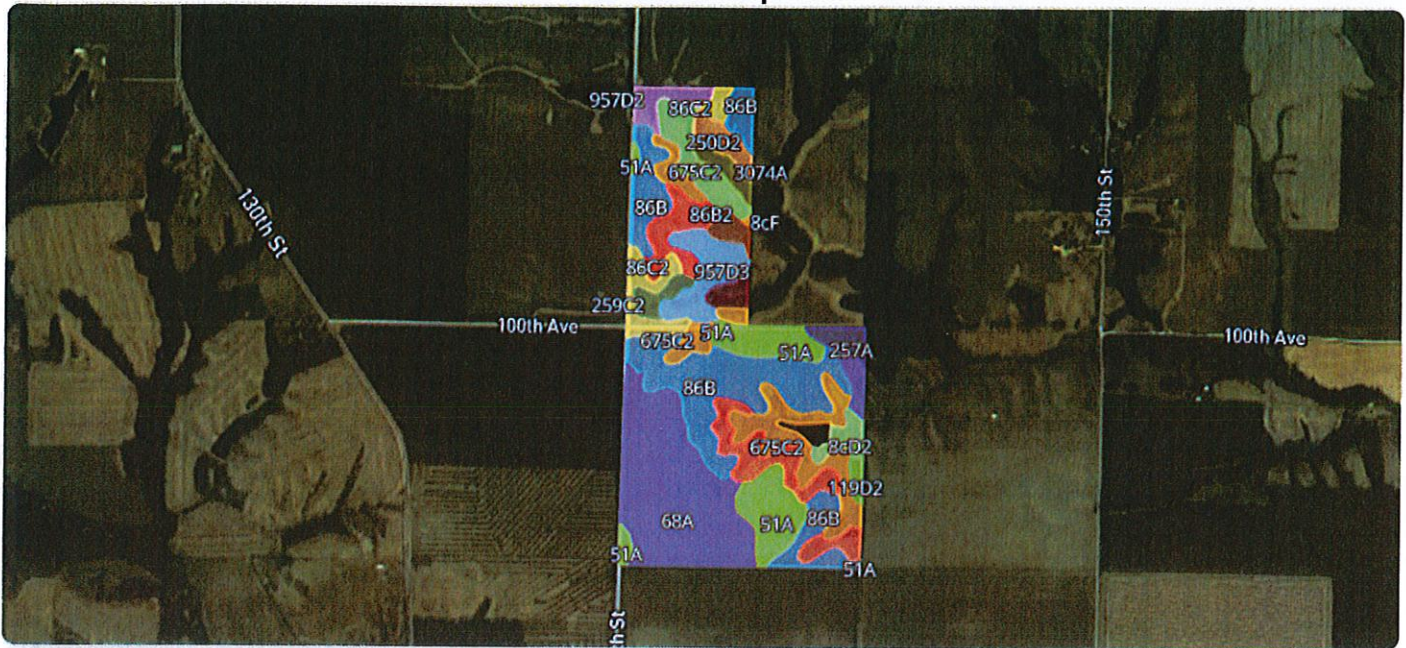
Soil class ratings for states have been added in consultation with local Farm Credit Associations.

Warren-PK-240 Farm

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40.770543, -90.515305

Soil Map



Soil Code	Soil Description	% of Map	Acres	PI
86B	Osco silt loam, 2 to 5 percent slopes	21.88%	51.97	138
68A	Sable silty clay loam, 0 to 2 percent slopes	20.00%	47.52	143
675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	10.09%	23.99	125
86B2	Osco silt loam, 2 to 5 percent slopes, eroded	10.08%	23.96	133
51A	Muscataune silt loam, 0 to 2 percent slopes	9.33%	22.17	147
8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	5.97%	14.20	82
957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	4.97%	11.81	75
86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.55%	8.44	131
250D2	Velma silt loam, 10 to 18 percent slopes, eroded	2.06%	4.90	100
	10 other soils	12.06%	28.64	68
Total			237.6	125.7

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Warren-PK-240 Farm

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Soil Capability Classes Non-Irrigated



Capability Class	% of Map	Acres
2w	20.00%	47.52
2e	34.56%	82.10
1	10.81%	25.68
3e	26.78%	63.67
6e	5.51%	13.10
3w	1.35%	3.21
4e	0.98%	2.32
Total		237.6

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2025 Harvest: Soybeans

Field: Beary South



Work Totals

Area Harvested: 142.8 ac

Total Yield: 11,238 bu

Wet Weight: 4,723.2 lb/ac

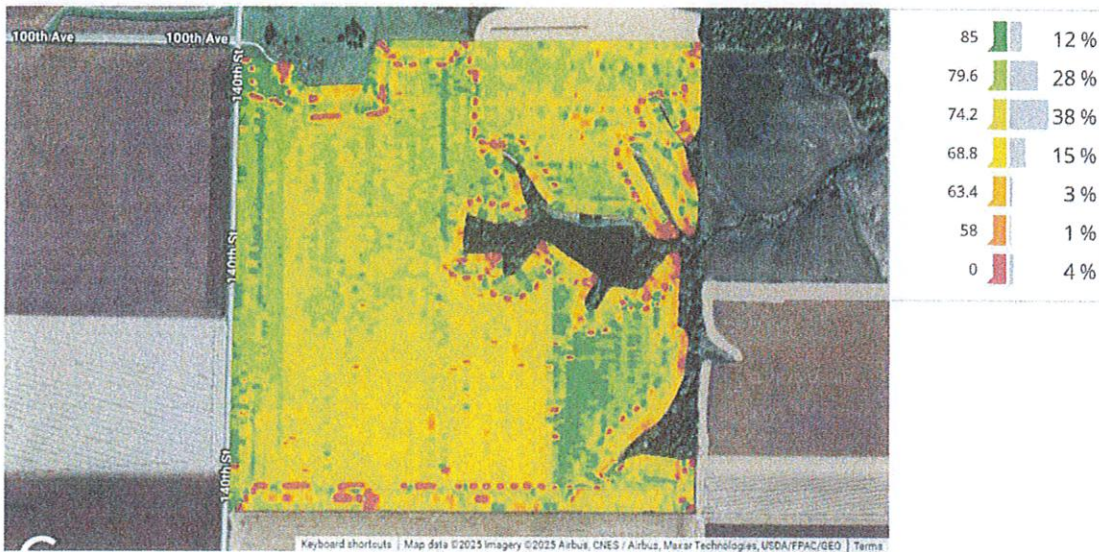
Yield: 79 bu/ac

Moisture: 10.3 %

Total Wet Weight: 674,472 lb

Performance

Map: Yield



Equipment

1H05780SPMT817182: 1H05780SPMT817182

Varieties

P28Z89E

Work Notes

2025 Harvest: Soybeans

Field: BEARY NORTH



Work Totals

Area Harvested: 44.6 ac

Total Yield: 3,294 bu

Wet Weight: 4,432.5 lb/ac

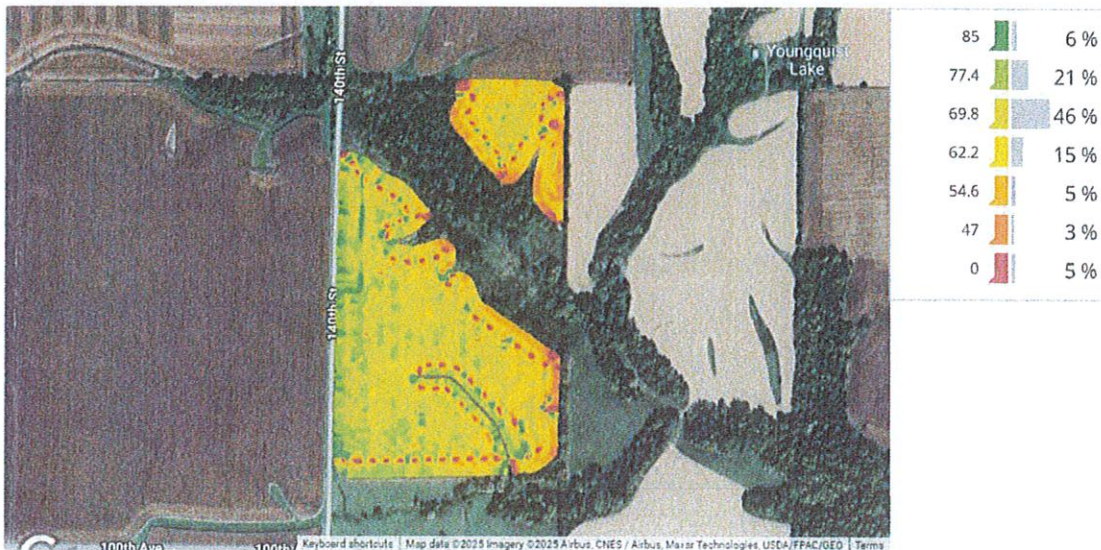
Yield: 74 bu/ac

Moisture: 10.1 %

Total Wet Weight: 197,689 lb

Performance

Map: Yield



Equipment

1H0S780SPMT817182; 1H0S780SPMT817182

Varieties

P28Z89E

Work Notes