

Farmland for Sale



148.77 Surveyed Acres
Waldo Township, Livingston County, IL



Bruce M. Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St.
Decatur, IL 62523

217.521.3537

**FIRST ILLINOIS
AG GROUP**



www.FirstIllinoisAgGroup.com

Livingston County Farmland For Sale (148.77 Acres)

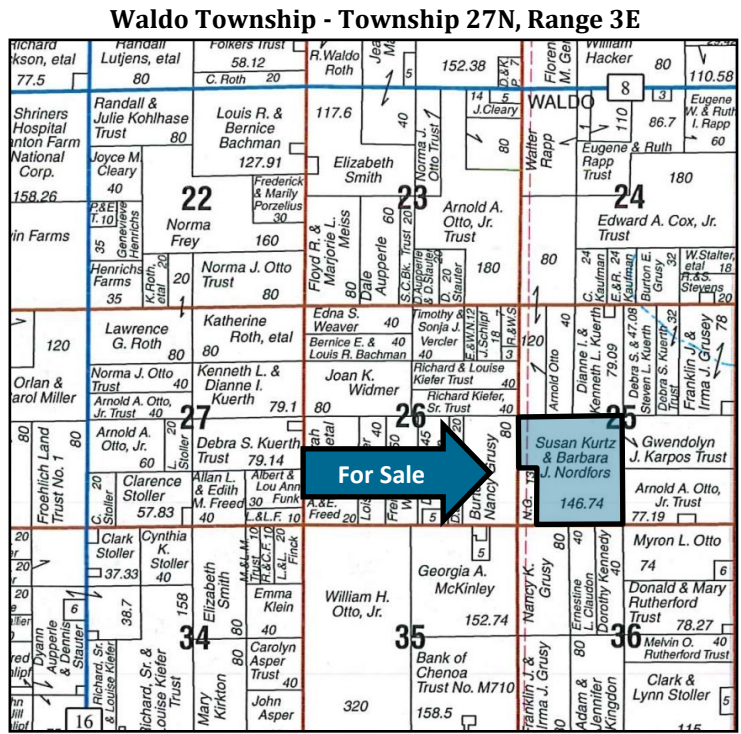
General Description

Offered for sale are **148.77 surveyed acres** of high quality central Illinois farmland. The farm is located in the southwestern portion of Livingston County, one mile north of the McLean County line and 18 miles north to northeast of Bloomington, Illinois. The farm has excellent access from township roads 500E and 1000N.

The soil types on the sale property are primarily Ashkum, Chenoa, Varna, Graymont, and Rooks soils with an overall tillable soil productivity index of 127.5. The property has 146.96 tillable acres or 98.8%, and is being offered at **\$15,500 per surveyed acre**. This is an excellent opportunity to add to your farming or investment portfolio.

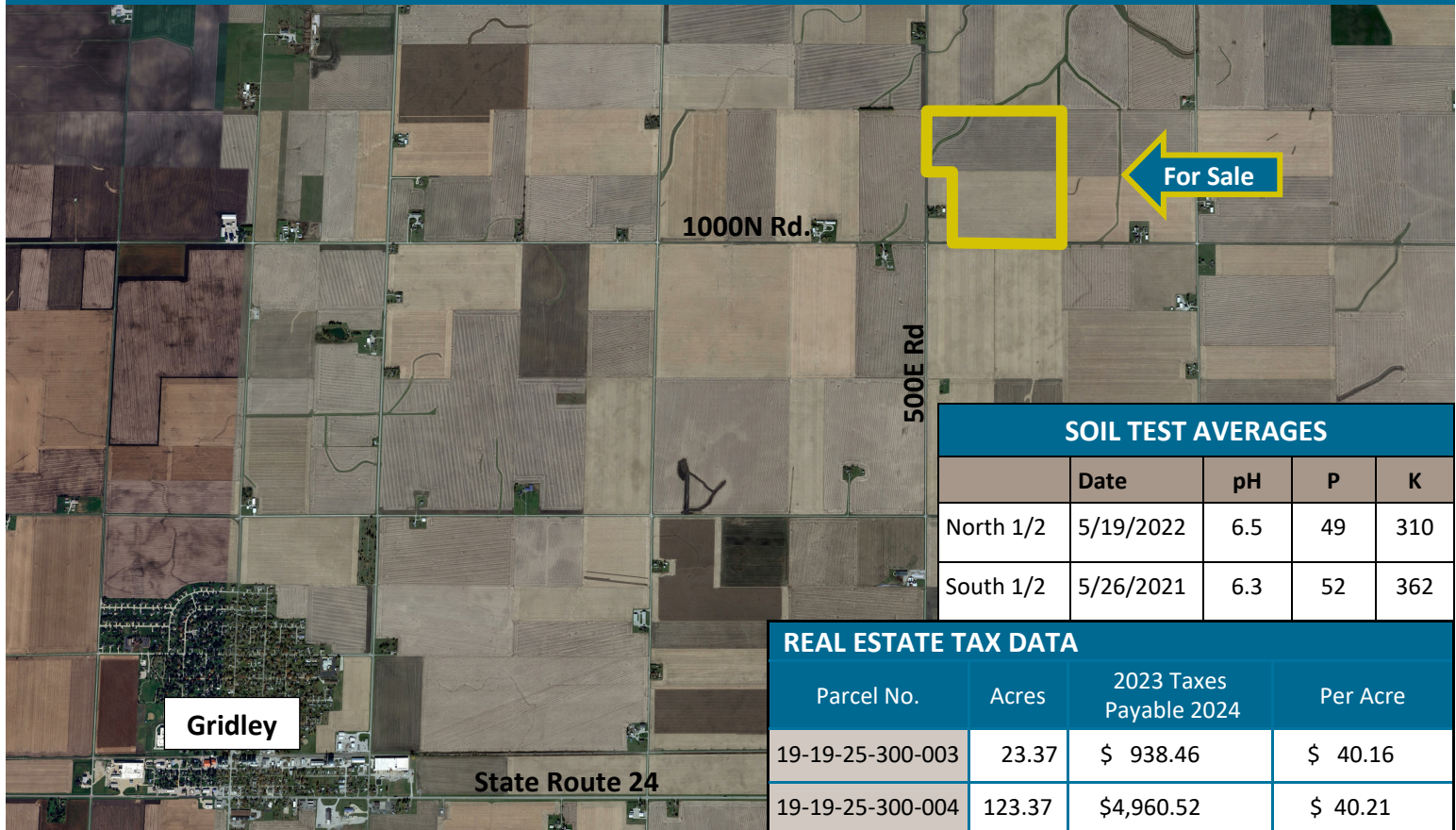
Please contact Bruce M. Huber at 217-521-3537 for more information on this tract of Central Illinois farmland.

Plat of Sale Property—Livingston County, IL



Reproduced with permission from Rockford Maps.

Aerial Map of Sale Property



Bruce Huber, Managing Broker - (217) 521-3537

Farmland For Sale

SOILS/PRODUCTIVITY INDEX RATING

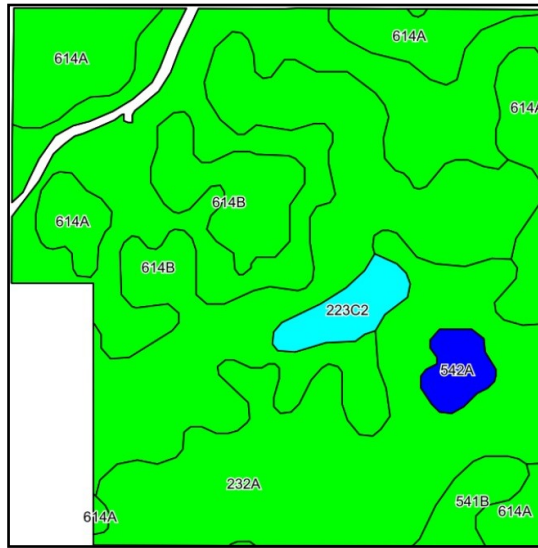
An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type		Corn Bu/A	Soy Bu/A	P.I.	%
232A	Ashkum silty clay loam, 0 to 2% slopes		170	56	127	48.9%
614B	Chenoa silty clay loam, 2 to 5% slopes		172	56	128	29.6%
614A	Chenoa silty clay loam, 0 to 2% slopes		174	57	129	15.5%
223C2	Varna silt loam, 4 to 6% slopes		150	48	110	2.3%
541B	Graymont silty clay loam, 2 to 5% slopes		181	56	133	2.0%
542A	Rooks silty clay loam, 0 to 2% slopes		190	59	138	1.7%
Weighted Average			171.3	56	127.5	

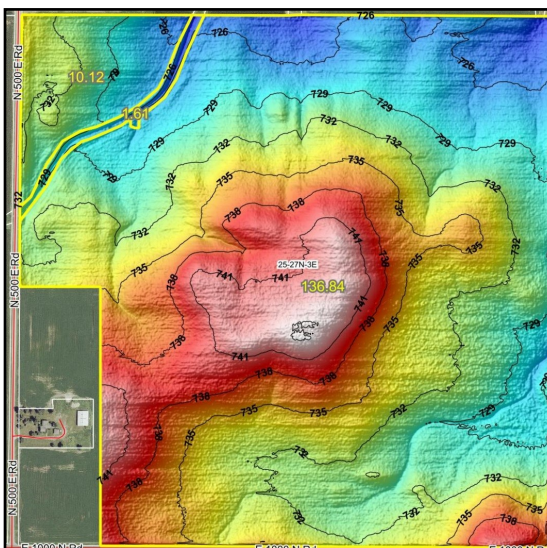
AERIAL MAP



SOILS MAP



TOPO MAP



YIELD DATA

YEAR	CORN	SOYBEANS
2023	240.3	74.4
2022	234.2	69.4
2021	204.7	71.4
2020	155.4	61.1
2019	170.6	62.2
2018	202.3	63.7
2017	201.7	61.6
2016	210.9	62.1
AVERAGE	202.5	65.7

TERMS AND TITLE

List Price

\$15,500 Per Surveyed Acre
(\$ 2,305,935 Total Price)

Procedure

This property is being offered as a single tract.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

Title Policy/Minerals

The Buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession, Tenancy, and Lease

Possession will be granted at closing of this transaction subject to the existing farm lease with Jamin Ringger. Jamin would appreciate the opportunity to explore leasing options with a new owner. Seller is retaining the 2024 rental income.

Real Estate Taxes

Seller will provide a credit at closing for the 2024 real estate taxes payable 2025.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the Seller and, in that capacity, represent only the Seller.

Attorney for Seller

Thomas Jennings
Livingston, Barger, Brandt, &
Schroeder, LLP
115 West Jefferson Street

**FIRST ILLINOIS
AG GROUP**



FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523



Whitney Farmland For Sale

➤ Farmland for Sale Livingston County, Illinois



ENHANCING FARMLAND OWNERSHIP.

- MANAGEMENT
- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



*Jim
Schroeder
217.872.6292*



*Bruce
Huber
217.521.3537*



*Megan
Fredrickson
217.809.4949*



*Matthew
Myers
217.872.6290*



*Dale
Kellermann
618.622.9490*



*Mark
Nappier
618.622.9465*

DECATUR OFFICE:

225 N. Water Street
Decatur, IL 62525

FIRSTILLINOISAGGROUP.COM

O'FALLON OFFICE:

138 Eagle Dr., Suite B
O'Fallon, IL 62269