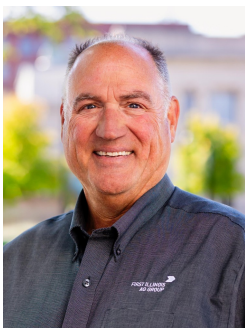




Farmland For Sale



40.0 +/- R.E. Tax Acres
Nokomis Township, Montgomery County, IL



Bruce Huber, Managing Broker

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225 N. Water St.
Decatur, IL 62523

217-521-3537

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www.FirstIllinoisAgGroup.com

Montgomery County Farmland For Sale

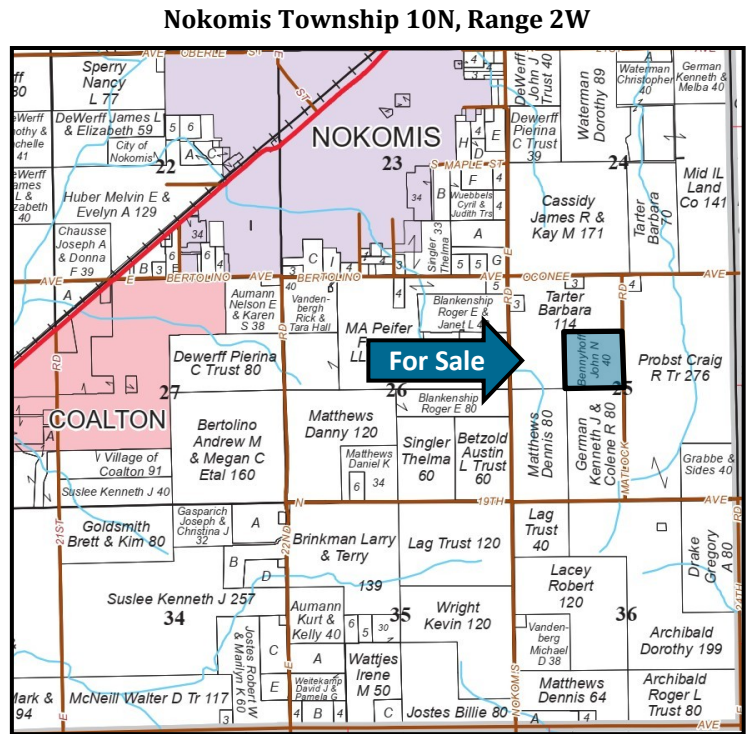
General Description

Offered for sale are **40.0 +/- real estate tax acres** of good quality central Illinois farmland. The farm is located in the north eastern portion of Montgomery County, approximately one mile southeast of Nokomis, Illinois. The farm is accessed from the east via an all weather township road.

The soil types on the sale property are Harrison, Cowden-Piasa, Oconee, Douglas, Cowden, and Shiloh. The farm is 98.5 % tillable with an overall tillable soil productivity index is 117.9. The property is being offered at **\$11,675 per Real Estate Tax Acre**. This is an excellent opportunity to add to your farming or investment portfolio.

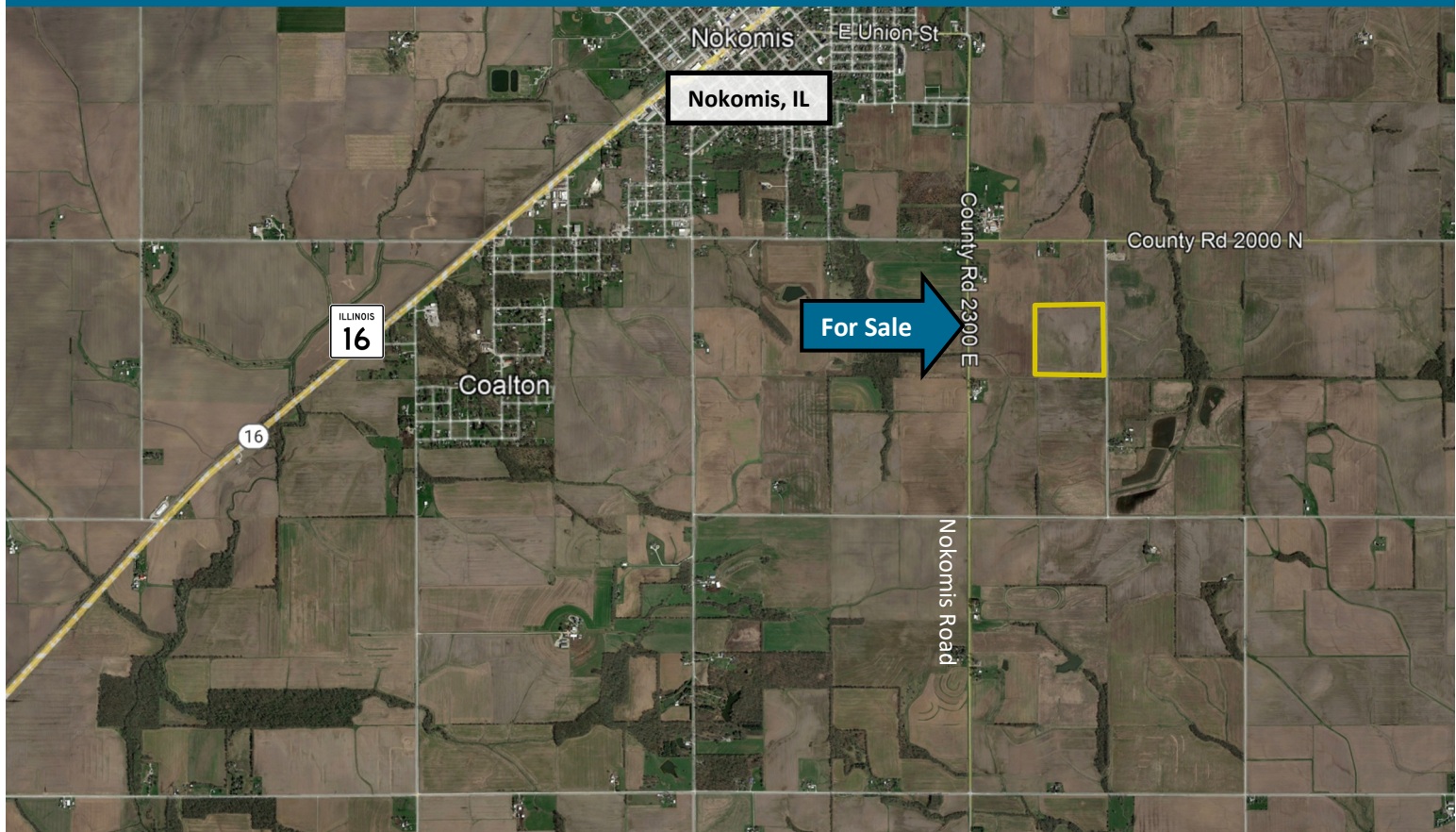
Please contact Bruce Huber at 217-521-3537 for more information on this tract of Illinois farmland.

Plat of Sale Property—Montgomery County, IL



Reproduced with permission from Rockford Maps.

Aerial Map of Sale Property



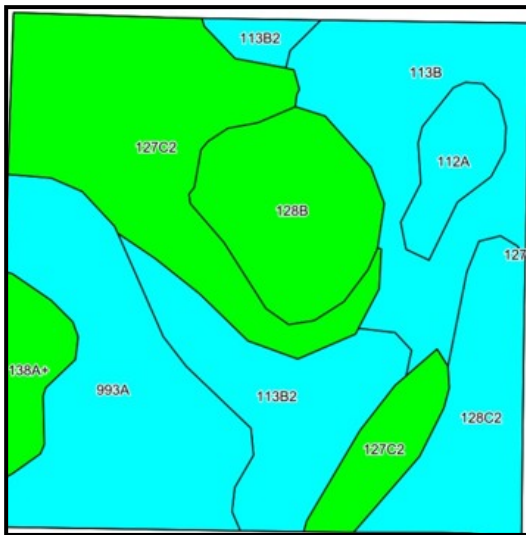
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SOILS MAP/PRODUCTIVITY INDEX RATING

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.	%
127C2	Harrison Silt Loam, 5 to 10 % slopes		166	51	121	24.2
993A	Cowden-Piasa Silt Loams, 0 to 2 % slopes		148	49	111	19.6
113B	Oconee Silt Loam, 2 to 5 % slopes		162	50	118	15.4
113B2	Oconee Silt Loam, 2 to 5 % slopes		154	47	112	12.7
128B	Douglas Silt Loam, 2 to 5 % slopes		172	53	126	10.8
128C2	Douglas Silt Loam, 5 to 10 % slopes		162	50	118	9.7
112A	Cowden Silt Loam, 0 to 2 % slopes		159	49	117	3.8
138A	Shiloh Silt Loam, 0 to 2 % slopes		177	58	131	3.8
Weighted Average			160.7	50.3	117.9	

SOILS MAP



AERIAL MAP



FSA				Crop	Base Acres	PLC Yield	Program
Farm No:	2427	Tillable Acres	39.39	Corn	18.40	129	PLC
Tract No:	3315	Total Acres	40.00	Soybeans	19.69	38	PLC



REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
08-25-100-005	40.00	\$ 17,630	\$ 1,332.12	\$ 33.30

TERMS AND TITLE

List Price:

**\$11,675 Per Real Estate
Tax Acre**

(\$467,000 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 and Tenancy

The lease is open for 2026 and possession will be granted at closing of this transaction. Seller is retaining the lease income for the 2025 crop year.

Real Estate Taxes

Seller will provide a credit at closing for the 2025 taxes payable 2026.

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.

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➤ Farmland for Sale Montgomery County, Illinois

Enhancing Farmland Ownership

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