

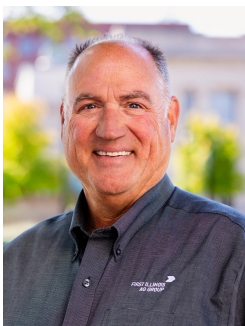


Farmland For Sale

*May be
Farmed in
2026*



120.0 +/- R.E. Tax Acres
Witt Township, Montgomery County, IL



Bruce Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St.
Decatur, IL 62523

217-521-3537

**FIRST ILLINOIS
AG GROUP**



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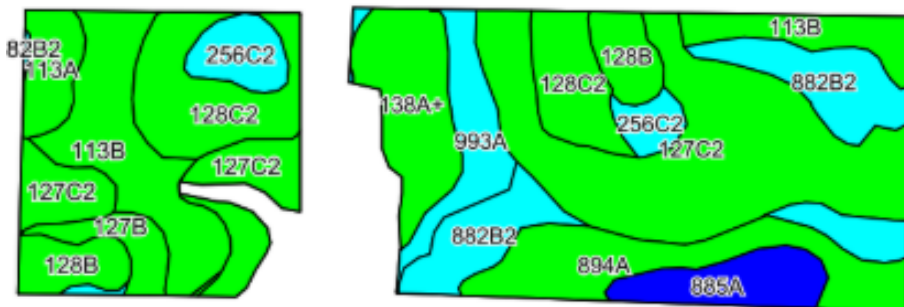
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SOILS PRODUCTIVITY INDEX RATING

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.	%
127C2	Harrison Silt Loam, 5 to 10 % slopes		166	51	121	28.1
113B	Oconee Silt Loam, 2 to 5 % slopes		162	50	118	12.2
882B2	Oconee-Darmstadt-Coulterville silt loams, 2 to 5 % slopes		139	45	104	11.3
128C2	Douglas Silt Loam, 5 to 10 % slopes		162	50	118	11.2
894A	Herrick-Biddle-Piasa Silt Loams, 0 to 2 %		162	53	121	7.8
138A	Shiloh Silt Loam, 0 to 2 % slopes		177	58	131	7.6
128B	Douglas Silt Loam, 2 to 5 % slopes		172	53	126	4.8
993A	Cowden-Piasa Silt Loams, 0 to 2 % slopes		148	49	111	4.8
885A	Viriden-Fosterburg Silt Loams, 0 to 2 % slopes		182	59	136	3.8
256C2	Pana Loam, 5 to 10 % slopes		141	47	105	3.6
113A	Oconee silt loam, 0 to 2 % slopes		164	50	119	2.8
127B	Harrison silt loam, 2 to 5 % slopes		177	54	129	2.1
Weighted Average			161.8	51.0	119.0	

SOIL AND AERIAL MAPS



FSA				Crop	Base Acres	PLC Yield	Program
Farm No:	2427	Tillable Acres	108.82	Corn	*	129	PLC
Tract No:	3329	Total Acres	120.00				

REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
13-02-400-001	80.00	\$ 32,670	\$ 2,396.12	\$ 29.95
13-02-100-003	40.00	\$ 16,590	\$ 1,216.76	\$ 30.42

TERMS AND TITLE

List Price:

\$10,775 Per Real Estate Tax Acre

(\$1,293,000 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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