

Farmland For Sale



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



Montgomery County Farmland For Sale

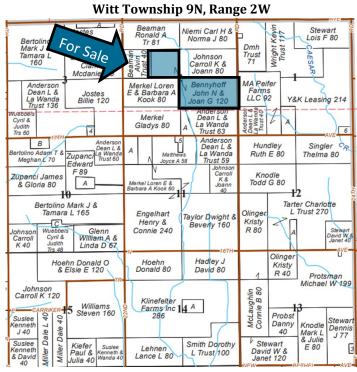
General Description

Offered for sale are **120.0** +/- real estate tax acres of good quality central Illinois farmland. The farm is located in the north eastern portion of Montgomery County, approximately three miles south of Nokomis, Illinois. The farm is accessed from the east by the Nokomis-Filmore Blacktop. The property had been in the Conservation Reserve Program, but will be removed from this program as of September 30, 2025. *This property may be row cropped in 2026*.

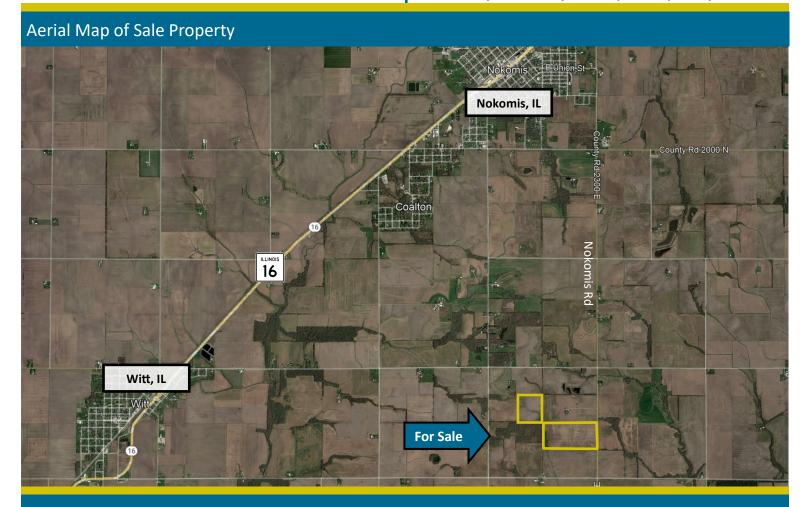
The predominate soil types on the sale property are Harrison, Oconee, Oconee-Darmstadt, Douglas, Cowden-Piasa, Shiloh, and Herrick-Biddle-Piasa. The farm is **89.5% % tillable** with an overall tillable soil productivity index is 119.0. The property is being offered at **\$10,775 per Real Estate Tax 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



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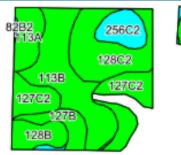
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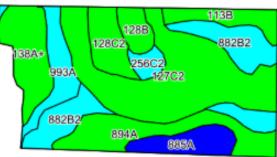
SOILS PRODUCTIVITY INDEX RATING

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

SOIL AND AERIAL MAPS







FSA				Crop	Base Acres	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	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.





225 N. Water St. Decatur, IL 62523

Farmland for Sale Montgomery County, Illinois

Enhancing Farmland Ownership

FIRST ILLINOIS AG GROUP



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