



FIRST ILLINOIS  
AG GROUP

# Land For Rent

*Cash Rent Bid*



**196.69 Tillable Crop Acres**  
Willow Branch Township, Piatt County, Illinois

Cash Rent Bids Due:  
**October 31, 2025**  
*12:00 P.M. CST (Noon)*

**Bruce M. Huber, AFM, ARA**

Managing Broker, and State Certified General Appraiser

First Illinois Ag Group

225 North Water St.

Decatur, Illinois 62523

Off 217-872-6291

Cell 217-521-3537

Fax 217-872-6297

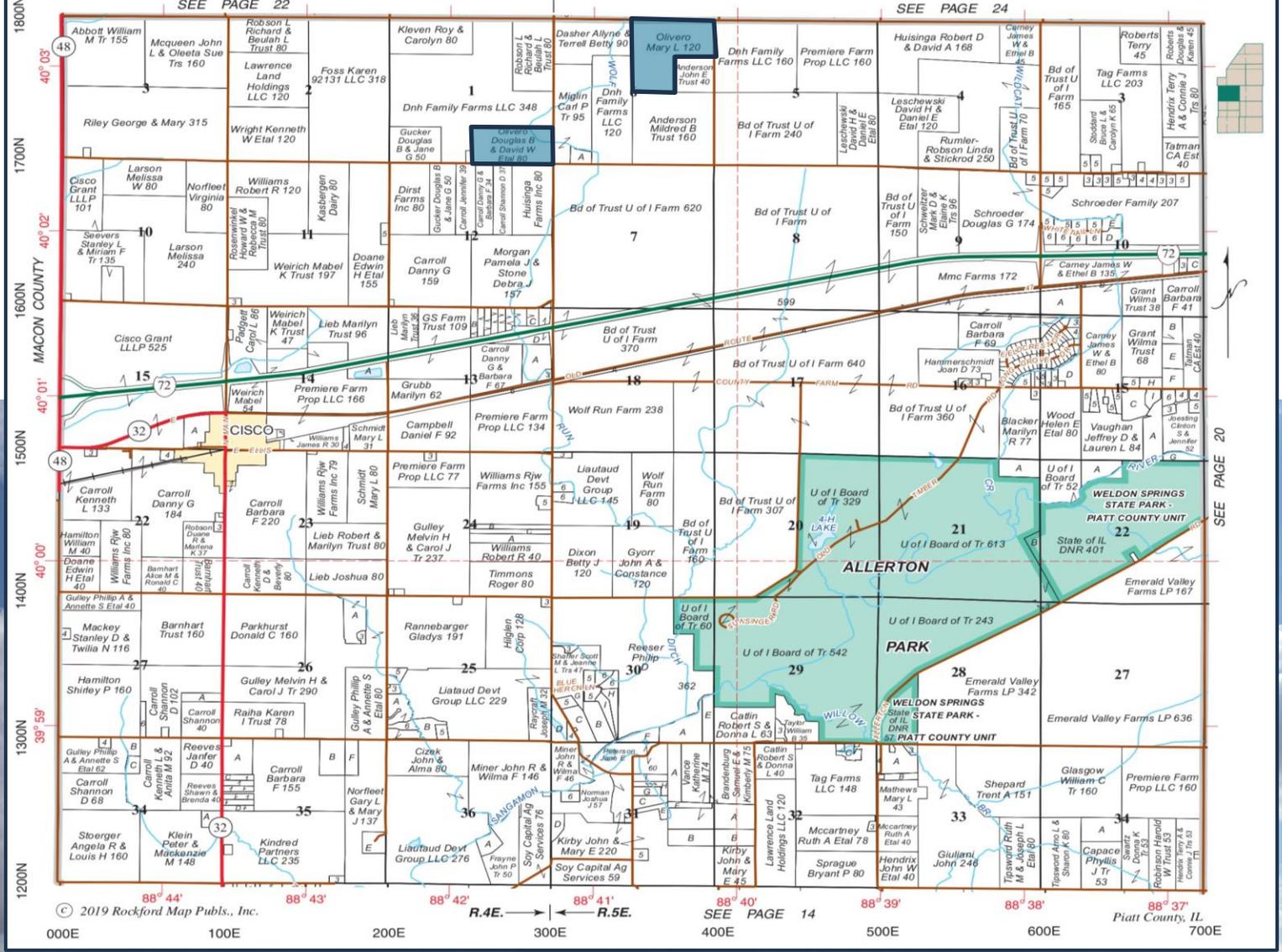
[Bruce.Huber@FirstIllinoisAgGroup.com](mailto:Bruce.Huber@FirstIllinoisAgGroup.com)



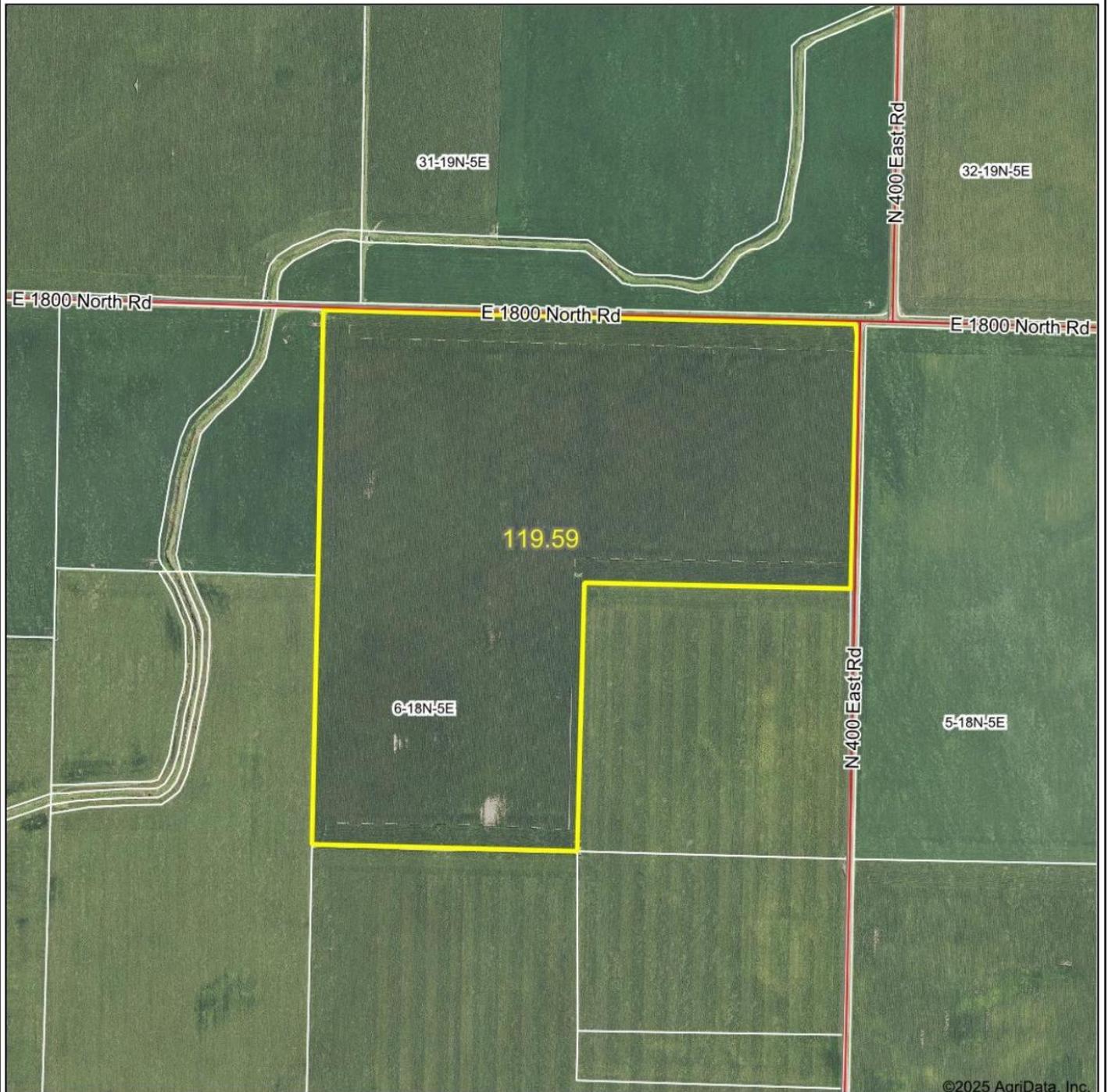
# NORTH PART WILLOW BRANCH

Refer to page 34 for keyed parcels

# T.18N.-R.4-5E.



Aerial Map



Boundary Center: 40° 3' 3.97, -88° 40' 26.97



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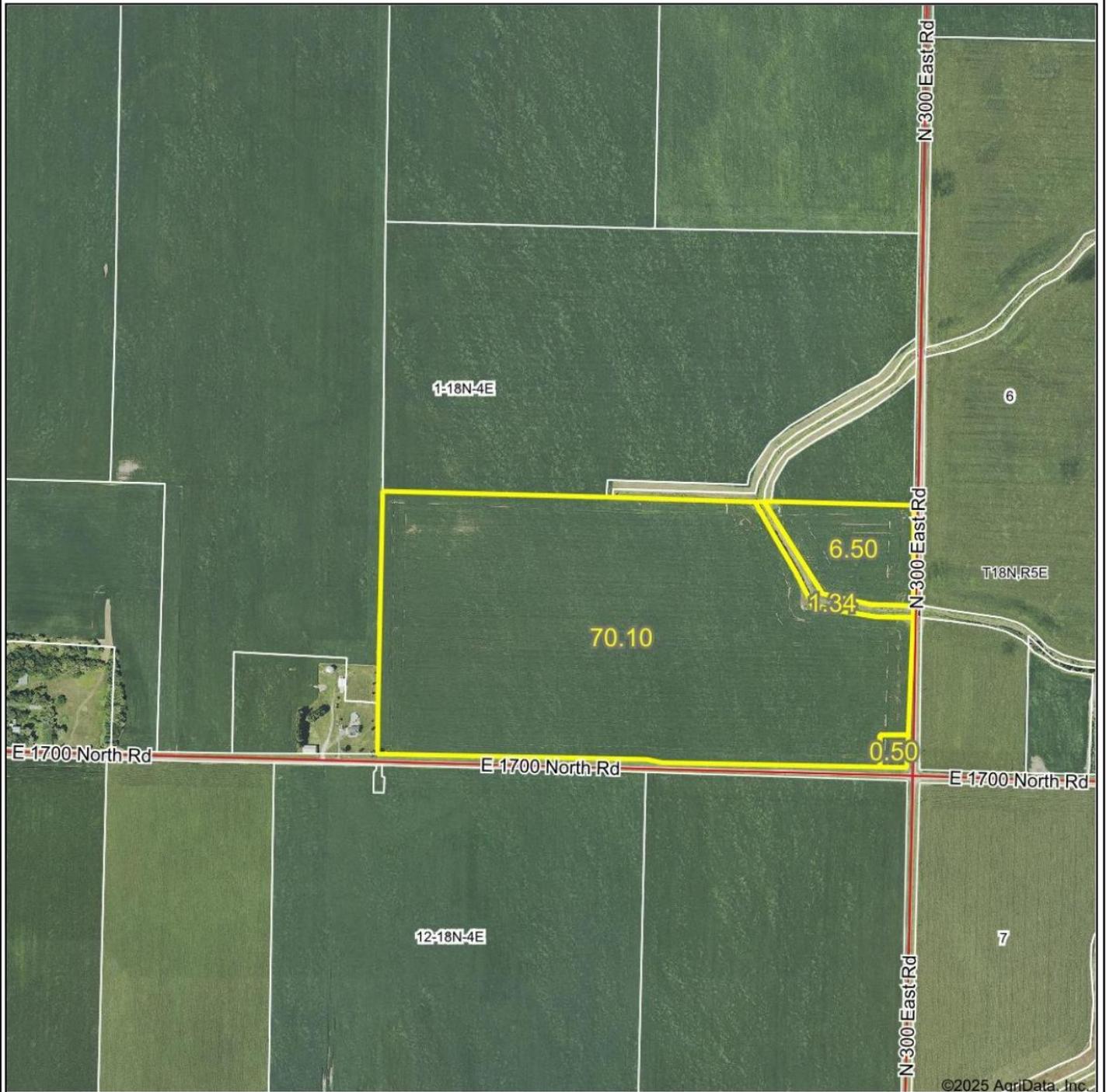
6-18N-5E  
Piatt County  
Illinois



9/18/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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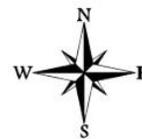


Boundary Center: 40° 2' 31.61, -88° 41' 34.05



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1-18N-4E  
Piatt County  
Illinois

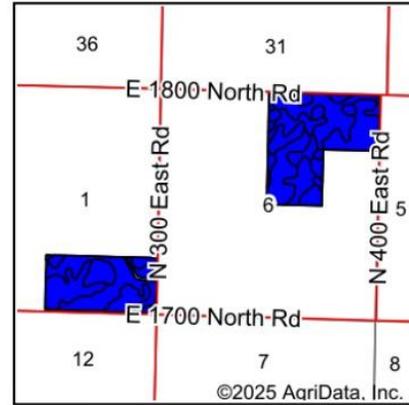
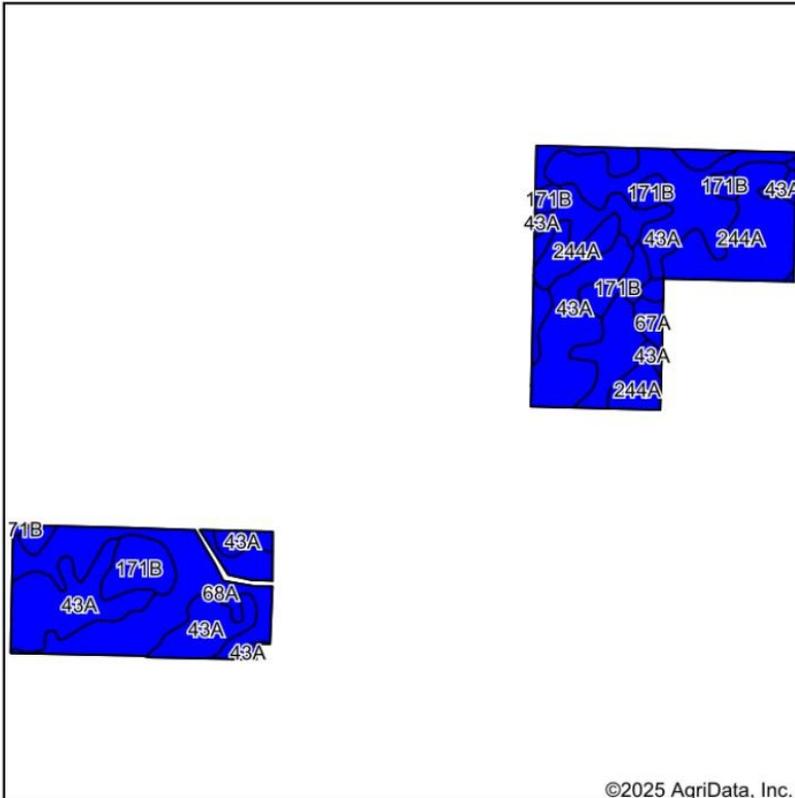


Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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9/18/2025

Field borders provided by Farm Service Agency as of 5/21/2008

### Soils Map



State: **Illinois**  
 County: **Piatt**  
 Location: **6-18N-5E**  
 Township: **Willow Branch**  
 Acres: **196.19**  
 Date: **9/22/2025**

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Soils data provided by USDA and NRCS.

Area Symbol: IL147, Soil Area Version: 20

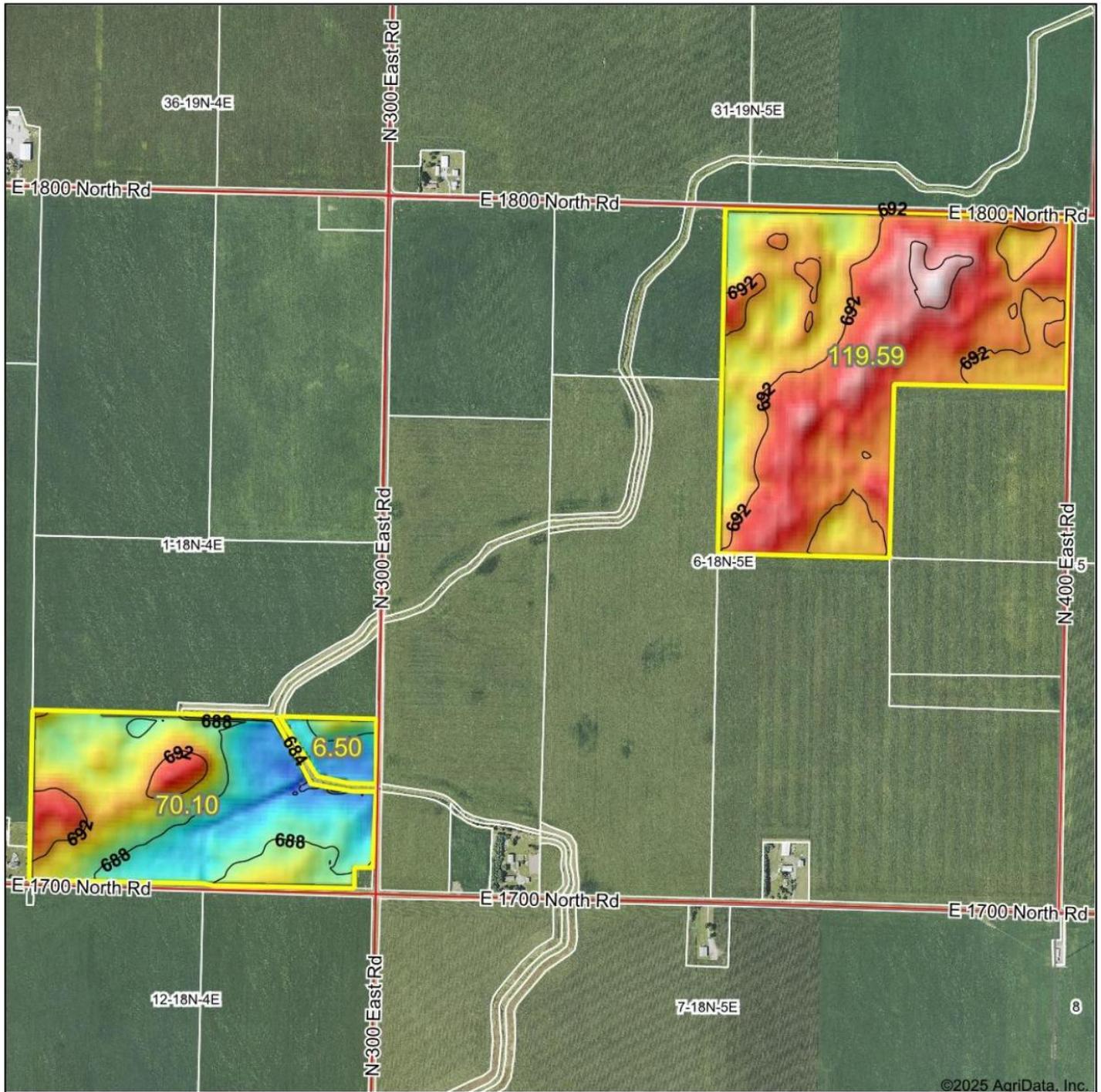
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	77.06	39.3%		191	62	77	142
**68A	Sable silty clay loam, 0 to 2 percent slopes	62.99	32.1%		**192	**63	**74	**143
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	33.17	16.9%		**182	**59	**68	**134
**171B	Catlin silt loam, 2 to 5 percent slopes	18.36	9.4%		**185	**58	**72	**137
**67A	Harpster silty clay loam, 0 to 2 percent slopes	4.61	2.3%		**182	**57	**68	**133
<b>Weighted Average</b>					<b>189</b>	<b>61.3</b>	<b>73.8</b>	<b>140.3</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025**

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

### Topography Hillshade



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Source: USGS 10 meter dem  
 Interval(ft): 4  
 Min: 683.0  
 Max: 697.4  
 Range: 14.4  
 Average: 691.0  
 Standard Deviation: 2.79 ft



9/22/2025

**6-18N-5E**  
**Piatt County**  
**Illinois**

Boundary Center: 40° 2' 51.09, -88° 41' 0.48

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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008

## GENERAL TERMS AND CONDITIONS OF 2026 LEASE

**Cash Rent Bids are Due** — October 31, 2025 -- 12:00 p.m. CST (noon) **and must be in writing.**

**Lease Term** – The bids submitted are for the 2026 lease year only.

**Crop Rotation** – Operator’s choice.

**Mowing** — Appearance is important, and the successful bidder shall mow roadsides and waterways at least two times per year.

**Ag Program Payment** —All farm program payments will go to the tenant for the corresponding lease year.

**Fertilizer** — Tenant shall apply an analysis of 27-69-60 (N, P, K) for acreage planted to corn and 18-46-60 for the acreage planted to soybeans and provide evidence of said application by March 15, 2026.

**Reporting** — The successful bidder shall report as requested all aspects of the farming operation, including planting dates, crops planted, and harvest results.

**Access/Possession** — Access will be granted following the harvest of the 2025 crops.

**Lime and Soil Testing** — Landowner will provide and pay for soil testing (every 4 years). All lime and application of lime shall be split 50%-50% between the tenant and landowner.

**Lease provision** — The tenant shall have no right to lease or sublet any part of the premises or to assign the lease to any person or persons whomsoever, without Landowner's prior written consent. The lease that the prospective tenant shall enter will be for one year and is for the row crop acreage only.

**Financial information** — Prior to lease signing, and if requested, a prospective tenant agrees to provide a current financial statement. Tenant will be required to add owners of the property, and Hickory Point Bank & Trust, dba as First Illinois Ag Group, as additional insured to their policies with a minimum liability coverage of \$1,000,000.

**Disclaimer** *The information contained in this brochure and the bid sheets attached are considered accurate, however, this information is subject to verification and no liability for errors or omission is assumed. **Owner reserves the right to reject any and all bids.***

### Agency Disclosure

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

**Willow Branch Township, Piatt County Illinois  
(One Year) Cash Rent Bid for 2026**

**Due:** October 31, 2025, 12:00 p.m. CST (noon)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_ (required)

Cell Phone: \_\_\_\_\_ (required)

I offer \$\_\_\_\_\_ per acre x 196.69 cropland acres = \$\_\_\_\_\_, as cash rent for the farmland with general terms and conditions listed on the Farmland for Cash Rent brochure.

**Cash Rent Payment** — The cash rental payment shall be made in one payment and will be due on March 15, 2026.

**Limestone** — Landowner and tenant shall split the cost equally of all limestone and application. The tenant’s portion of the expense shall be prorated over a period of 5 years.

**Fertility** — Tenant shall apply, at their expense, the equivalent of 150 pounds (DAP) and 100 pounds of Potash 0-0-60 per acre, for an analysis of 27-69-60, to the acreage going to corn and the equivalent of 100 pounds (DAP) and 100 pounds of Potash per acre, for an analysis of 18-46-60 to the acreage going to soybeans. It is understood that suppliers of agricultural fertilizer promote different products. The intent is that a successful bidder shall apply the minimum analysis referenced.

**Ag Program Payments** — Tenant is to receive 100% of the USDA production crop program payments for the corresponding lease year.

**Possession** — Following the harvest of the 2025 crop.

**Financial Information** — Prior to lease signing, if requested, a prospective tenant agrees to provide a current financial statement. Tenant will be required to add the property owners, and Hickory Point Bank & Trust, dba as First Illinois Ag Group, as additional insured to their policies.

If offer is accepted by owner, a written lease will be made available for potential tenants to review prior to signature.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*Applications may be made to Bruce M. Huber by fax at 217-872-6297, by email to [bruce.huber@firstillinoisaggroup.com](mailto:bruce.huber@firstillinoisaggroup.com), hand delivered or by mail to the address below.*

*225 North Water Street, Decatur, Illinois 62523*