



Farmland For Sale



80.0 +/- Acres
Laenna Township, Logan County, IL



Bruce M. Huber, Managing Broker

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**FIRST ILLINOIS
AG GROUP**



www.FirstIllinoisAgGroup.com

Logan County Farmland For Sale (80.0 Acres)

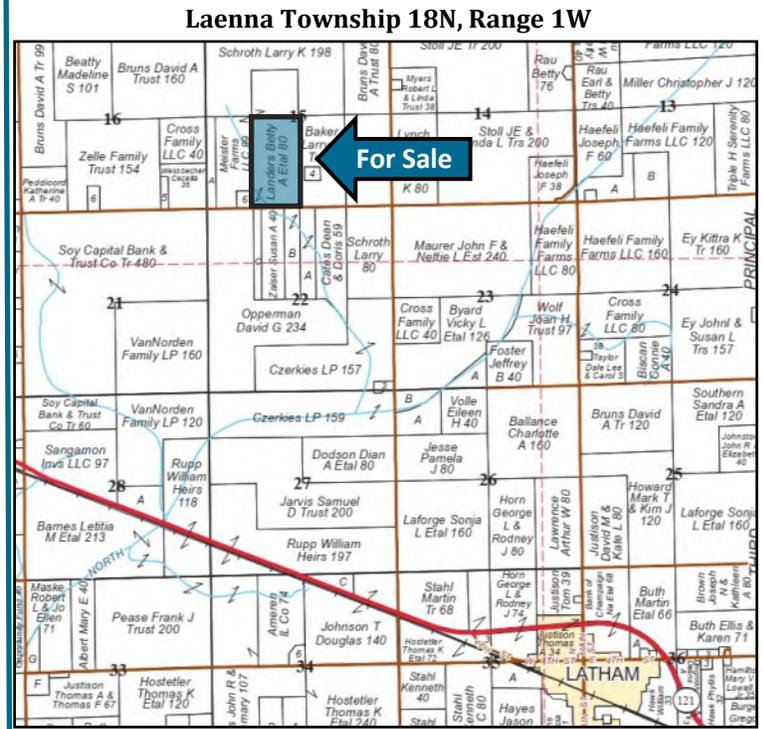
General Description

Offered for sale are **80.0 +/- acres** of prime central Illinois farmland. The farm is located in the southeastern portion of Logan County, approximately two miles northwest of Latham, Illinois. The property has excellent accessibility via an all weather oil and chip road on the southern boundary.

The property has 77.3 tillable acres with an overall tillable soil productivity index of 141.4. The farm does have a nice gentle slope that appears to provide some natural drainage from north to south. This property is being offered at **\$16,250 per R.E. Tax Acre**.

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

Plat of Sale Property—Logan County, IL



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AERIAL MAP OF SALE PROPERTY

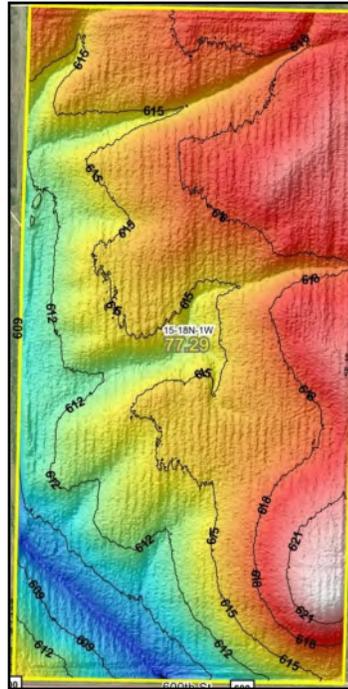
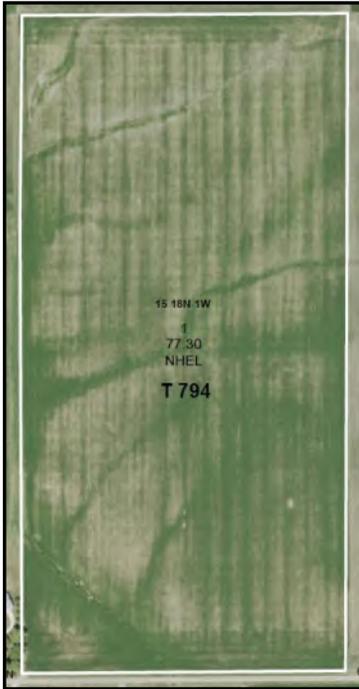


SOILS/PRODUCTIVITY INDEX RATING

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.	%
43A	Ipava Silt Loam, 0 to 2% slopes	191	62	142	37.5
68A	Sable Silty Clay Loam, 0 to 2% slopes	192	63	143	33.5
86B	Osco Silt Loam, 2 to 5% slopes	187	59	138	23.3
705A	Buckhart Silt Loam, 0 to 2% slopes	190	61	142	5.7
<i>Weighted Average</i>		<i>190.3</i>	<i>61.6</i>	<i>141.4</i>	

AERIAL MAP - SOILS MAP - TOPOGRAPHY MAP



FSA DATA

				<i>Crop</i>	<i>Base</i>	<i>PLC Yld</i>	<i>Program</i>
Farm Number	437	Total Acres	77.30	Corn	77.30	163	ARC
Tract Number	794	Tillable Acres	77.30	Soybeans	0.00	NA	NA



REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
02-015-004-00	80.00	\$ 64,990	\$ 4,694.92	\$ 58.69

TERMS AND TITLE

List Price:

\$ 16,250 Per RE Tax Acre
(\$ 1,300,000 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

Possession will be granted at closing of this transaction and lease is open for 2026.

Real Estate Taxes

Seller will pay 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 Logan County, Illinois



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