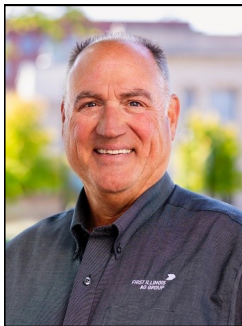




Farmland For Sale



80.00 +/- Acres
New Salem Township, McDonough County, IL



Cole Rappé, Broker

217.433.7240

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Bruce M. Huber, Managing Broker

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**FIRST ILLINOIS
AG GROUP**

www.FirstIllinoisAgGroup.com

McDonough County Farmland For Sale (80.00 Acres)

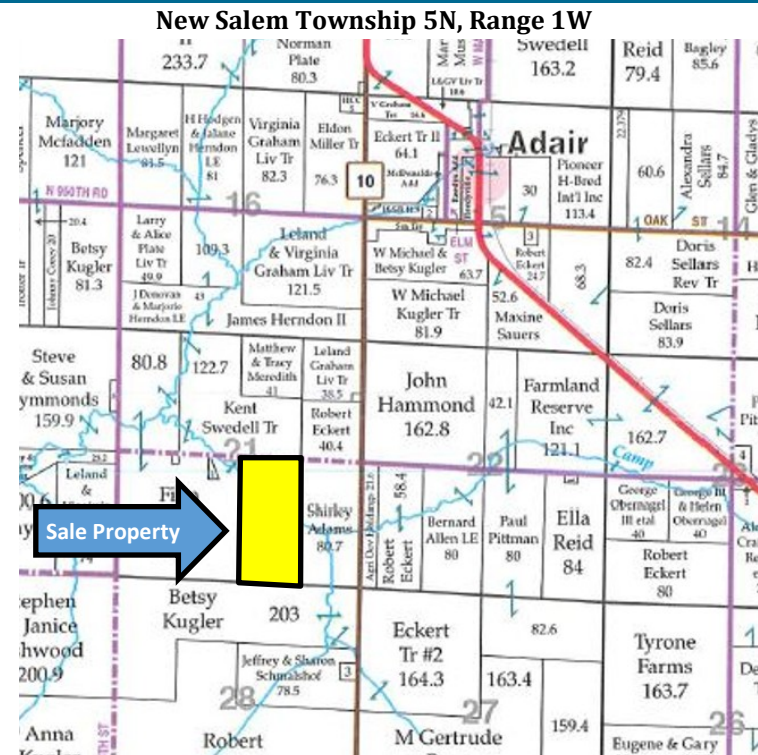
Property Description

Offered for sale are **80.00 +/- acres** of prime western Illinois farmland. The farm is located in the eastern portion of McDonough County, approximately one mile south and one mile west of Adair. The property has excellent accessibility via an oil and chip road along the northern boundary, and a windmill access road currently under construction to the west.

The soil types on the sale property are Osco, Ipava, and Lawson soils with an overall tillable soil productivity index of 138.2. The property is 94.4% tillable* (75.54 +/- Tillable Acres). This offering is priced at **\$17,500 per real estate tax acre**. This farm has an active wind lease and a turbine is currently being constructed on it, which will provide additional income. This is an excellent opportunity to add to your farming or investment portfolio. Please call Cole Rappé at 217-433-7240 or Bruce Huber at 217-521-3537 for more information. Or visit our website at www.firstillinoisaggroup.com

*Tillable acreage calculated prior to windmill construction

Plat of Sale Property—McDonough County, IL

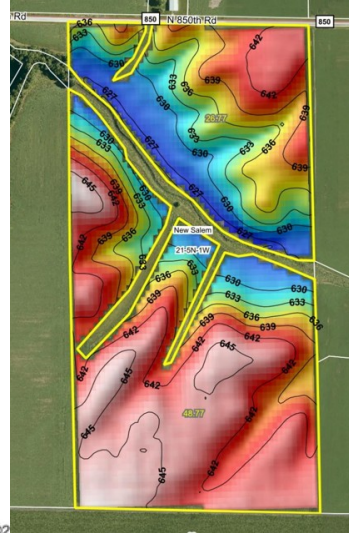
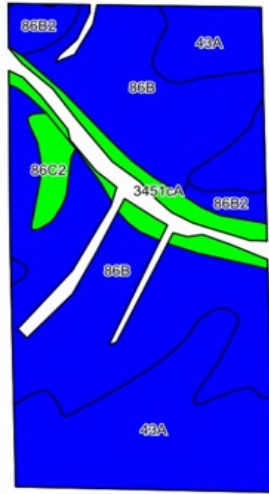


Aerial Map of Sale Property



Bruce Huber, Managing Broker - (217) 521-3537

Aerial Map - Soils Map - Topography Map



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.*	%
86B	Osco Silt Loam, 2 to 5% slopes	187	59	138	52.7
43A	Ipava Silt Loam, 0 to 2% slopes	191	62	142	34.1
3451cA	Lawson Silt Loam, cool mesic, 0 to 2% slopes,	171	55	126	6.4
86B2	Osco Silt Loam, 2 to 5% slopes, eroded	180	56	133	4.1
86C2	Osco Silt Loam, 5 to 10% slopes, eroded	178	56	131	2.7
Weighted Average		186.8	59.6	138.2	

*Soil and PI data based on tillable acres only.

REAL ESTATE TAX DATA

Parcel No.	Acres	2025 Assessment	2025 Taxes Payable 2026	Per Acre
14-000-173-00	80.00	\$ 60,406	\$ 5,835.08	\$ 72.94



FSA DATA

				Crop	Base	PLC Yld	Program
Farm Number	5624	Total Acres	81.01	Corn	52.36	176	ARC - Co
Tract Number	2070	Tillable Acres	81.01	Soybeans	26.48	50	ARC - Co

TERMS AND TITLE

List Price:

\$ 17,500 Per RE Tax Acre
\$ 1,400,000 Total

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. The wind lease will also be conveyed with the land. Buyer shall cooperate with closing requirements set by seller as a result of utilizing a 1031 like-kind exchange.

Possession and Tenancy

Possession will be granted at closing of this transaction subject to the existing farm lease. The farm is leased to Jeffrey Schmalshof for the 2026 crop year utilizing a written crop share lease.

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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FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523

➤ Farmland For Sale McDonough County, Illinois



ENHANCING FARMLAND OWNERSHIP.

- MANAGEMENT
- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



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