



Farmland for Sale



Property lines are approximate.

Morris Farm
39.75 Tax Acres +/-
Loda Township, Iroquois County, Illinois



Bruce M. Huber, Managing Broker

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**FIRST ILLINOIS
AG GROUP**



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Iroquois County Farmland For Sale

General Description

This tract of farmland is being offered at \$7,100 per acre.

The Morris farm consists of 39.75 tax acres. The sale property is located in the southwest portion of Iroquois County, one mile west of Loda, Illinois. Access is provided by a county road on the northern border.

This farm has productive soils with an average soil productivity index rating of 117.7. Soil types found on the tract include: Rowe, Rutland, Clarence, and Nappanee soils.

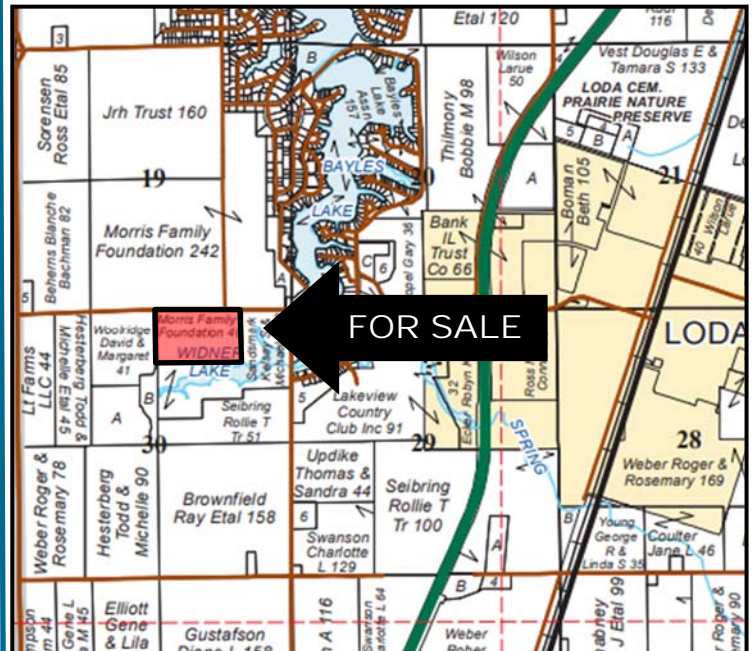
This property is nearly level to gently sloping and is 94.0 percent tillable.

Nice acreage to add for the 2021 crop year.

What a unique opportunity to add an excellent property to your land holdings. Please contact Bruce M. Huber at 217-521-3537 for more information on this excellent tract of Illinois land.

Plat of Sale Property - Iroquois County, IL

Loda Township - T 24N, Range 9E



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AERIAL MAP OF SALE PROPERTY

Property lines are approximate.



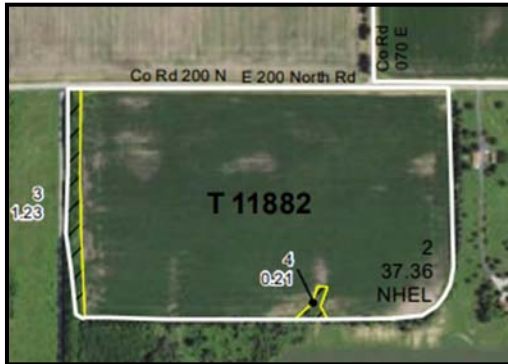
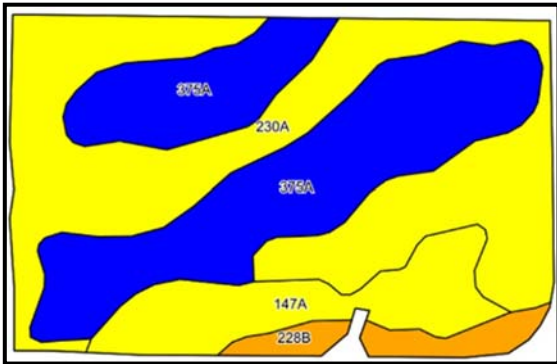
Bruce Huber, Managing Broker - (217) 521-3537

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.	%
230A	Rowe silty clay loam, 0-2% slopes		148	49	111	44.1%
375A	Rutland silty clay loam, 0-2% slopes		180	58	133	37.9%
147A	Clarence silty clay loam, 0-2% slopes		140	49	107	13.3%
228B	Nappanee silt loam, 2-4% slopes		114	41	88	4.6%
<i>Weighted Average</i>			<i>157.5</i>	<i>52</i>	<i>117.7</i>	

SOIL MAP AND FSA AERIAL



FSA DATA		<i>Crop</i>	<i>Base Acres</i>	<i>PLC Yield</i>	<i>Program</i>
Farm No.	13193	Corn	18.7	133	PLC
Tract No.	11882	Beans	18.7	40	PLC
Tillable Ac.	37.36				

REAL ESTATE TAX DATA

Parcel No.	Acres	2019 Taxes Payable 2020	Per Acre
36-30-200-001	39.75	\$ 793.92	\$ 19.97

TERMS AND TITLE

List Price

\$ 7,100 per R.E. Tax Acre

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

Possession will be granted at closing of this transaction subject to the tenant in possession.

Lease and Crop Expenses

The lease is open for the 2021 crop year. It may be necessary to reimburse for fertilizer applied for the 2021 crop year. Evidence of such expense will be provided. The farm is operated by Jeff Jarboe. Jeff has done an excellent job and would appreciate the opportunity to discuss leasing the farm for 2021.

Real Estate Taxes

The seller shall pay for the 2020 real estate taxes due in 2021 via a credit at closing.

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 Iroquois County, Illinois

Enhancing Farmland Ownership



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