



Farmland for Sale



Morris Farm
80.00 Tax Acres +/-
Wall Township, Ford County, Illinois



Bruce M. Huber, Managing Broker

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Ford County Farmland For Sale

General Description

This tract of farmland is being offered at \$7,750 per acre.

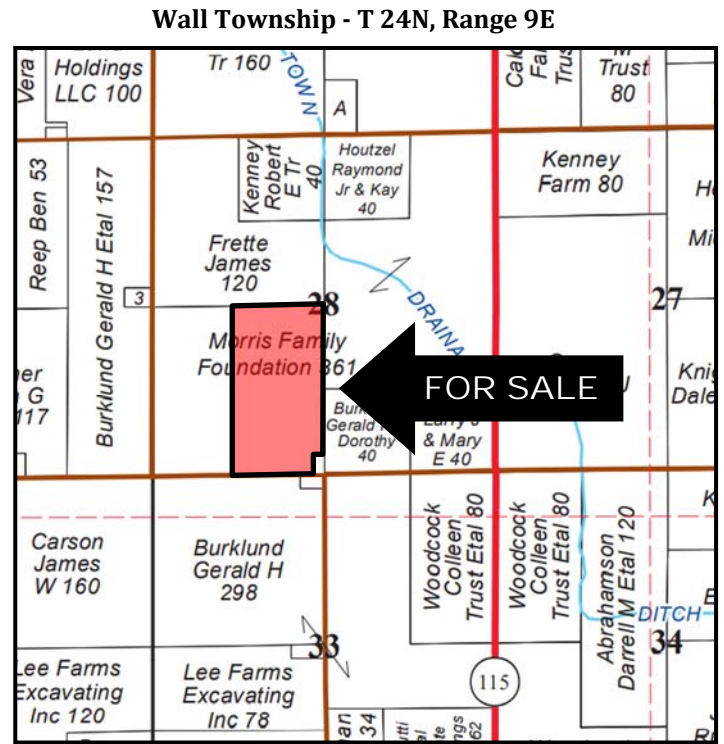
The Morris Farm consists of 81.00 tax acres (one acre is being retained leaving 80.00 acres). The sale property is located in the southeast part of Ford County, five to six miles west of Loda, Illinois. Access is provided by an all weather public road along the southern border, Co. Rd. 700N.

The average soil productivity index rating of this farm is 125.9. Soil types found on the tract include: Ashkum and Elliott soils.

This property is nearly level to gently sloping and is 91.8% tillable. Two waterways pass through the farm from west to east assisting in drainage.

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 - Ford County, IL



Reproduced with permission from Rockford Maps.

AERIAL MAP OF SALE PROPERTY

Property lines are approximate.



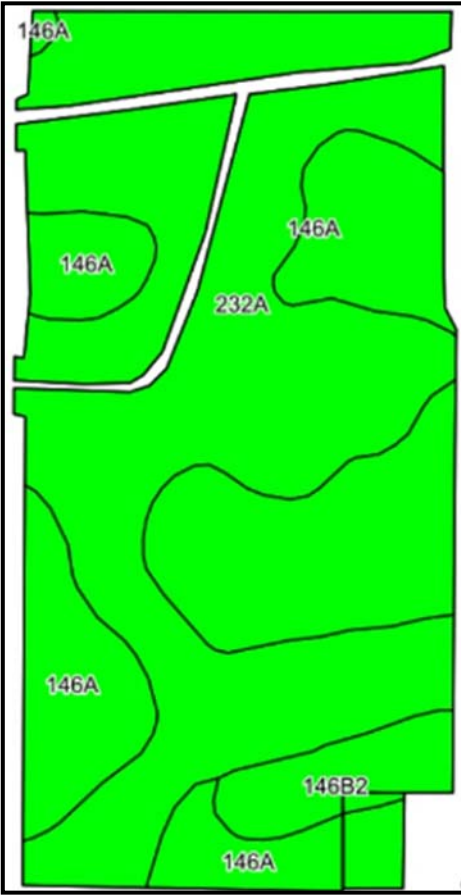
Bruce Huber, Managing Broker - (217) 521-3537

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.	%
232A	Ashkum silty clay loam, 0-2% slopes	170	56	127	56.1%
146A	Elliott silt loam, 0-2% slopes	168	55	125	37.0%
146B2	Elliott silt loam, 2-4% slopes	160	52	119	4.9%
Weighted Average		169.8	55.9	125.9	

SOIL MAP AND FSA AERIAL



TERMS AND TITLE

List Price

\$7,750 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.

FSA DATA

	Farm No.	Crop	Base Acres	PLC Yield	Program
	5038	Corn	36.7	133	PLC
	1688	Beans	36.7	40	PLC
	73.39				

**This farm is part of a larger parcel and the figures shown are based on a proration of the combined acreage.*

REAL ESTATE TAX DATA (One acre with machined shed and garage are being retained)

Parcel No.	Acres	2019 Assessment	2019 Taxes Payable 2020	Per Acre
06-10-28-300-002	81.00	\$ 25,600	\$ 2,573.18	\$ 31.77





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➤ Farmland for Sale Ford County, Illinois

Enhancing Farmland Ownership

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