



Farmland for Sale



Property lines are approximate.

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



Bruce M. Huber, Managing Broker

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**FIRST ILLINOIS
AG GROUP**



www.FirstIllinoisAgGroup.com

Ford County Farmland For Sale

General Description

This tract of farmland is being offered at \$7,800 per acre.

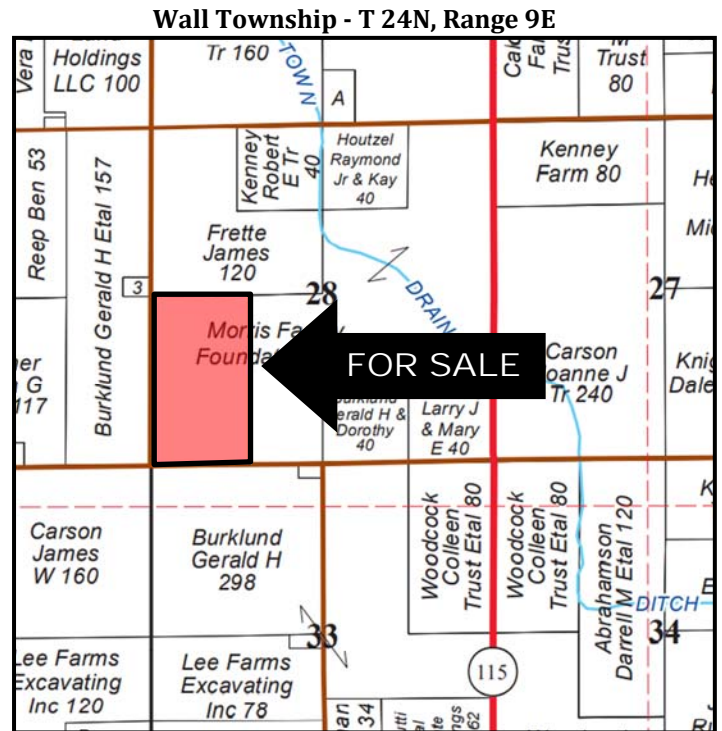
The Morris farm consists of 80.00 tax acres. The sale property is located in the southeast part of Ford County, five to six miles west of Loda, Illinois. Access is provided by an all weather oil chip public road along the southern border and public rock road on the west.

This farm has very productive soils with an average soil productivity index rating of 126.0. Soil types found on the tract include: Ashkum and Elliott soils.

This property is nearly level to gently sloping and is 95.3 % tillable. Two waterway passes through the farm from west to east assisting in the drainage of this property. This is a highly desirable tract and would make a great first time purchase or addition to acreage already owned.

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.



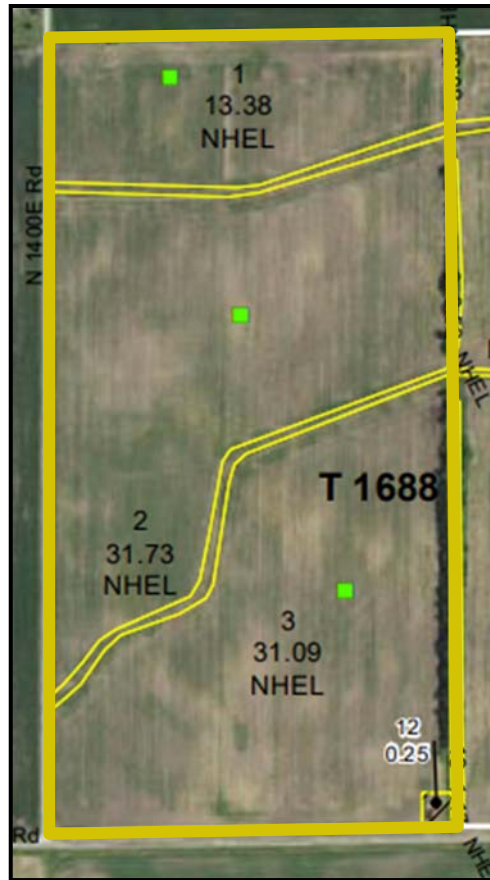
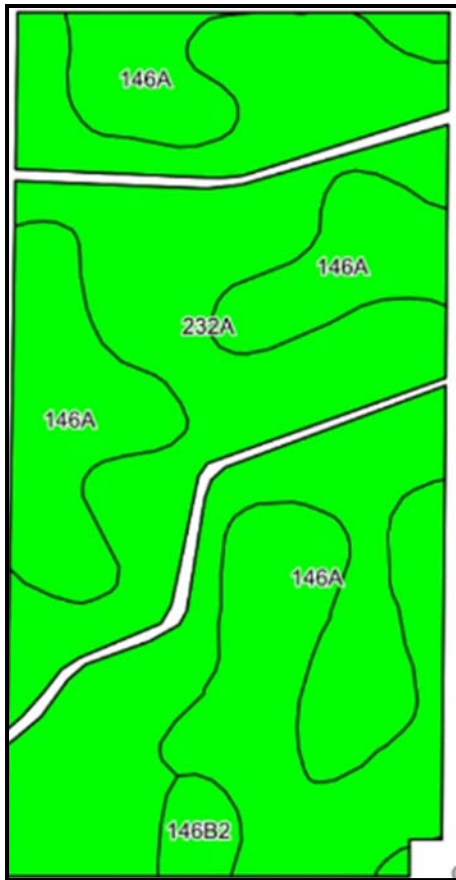
Bruce Huber, Managing Broker - (217) 521-3537

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	58.0%
146A	Elliott silt loam, 0-2% slopes	168	55	125	40.0%
146B2	Elliott silt loam, 2 to 4% slopes	160	52	119	2.0%
Weighted Average		169	55.5	126.0	

SOIL MAP AND FSA AERIAL



TERMS AND TITLE

List Price

\$7,800 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

	<i>Crop</i>	<i>Base Acres</i>	<i>PLC Yield</i>	<i>Program</i>	
Farm No.	5038	Corn	38.1	133	PLC
Tract No.	1688	Beans	38.1	40	PLC
Tillable Ac.	76.2				

**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

Parcel No.	Acres	2019 Assessment	2019 Taxes Payable 2020	Per Acre
06-10-28-300-001	80.00	\$ 23,520	\$ 2,346.54	\$ 29.33



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➤ Farmland for Sale Ford County, Illinois

Enhancing Farmland Ownership



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