



# Farmland for Sale



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



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**FIRST ILLINOIS  
AG GROUP**



[www.FirstIllinoisAgGroup.com](http://www.FirstIllinoisAgGroup.com)

# Iroquois County Farmland For Sale

## General Description

This tract of farmland is being offered at \$7,600 per acre.

The Morris farm consists of 82.03 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 south and an all weather public road along the western border.

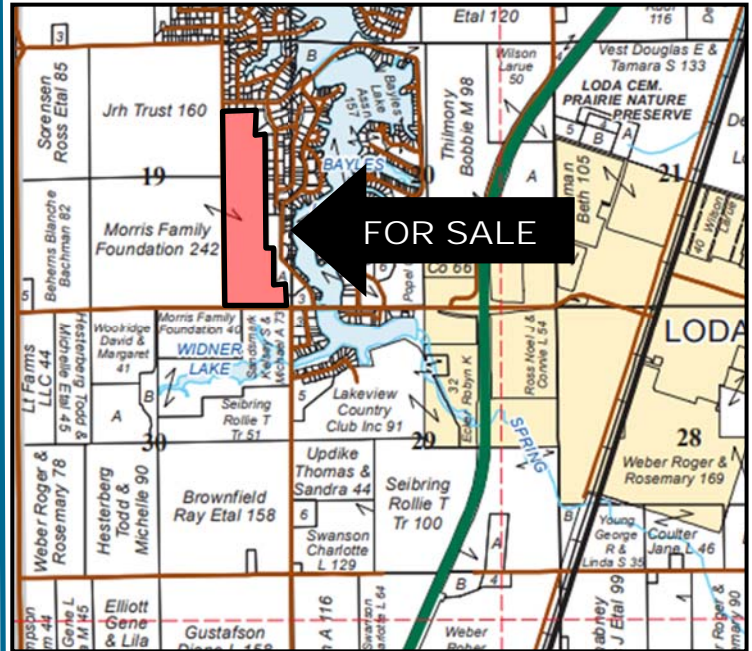
This farm has productive soils with an average soil productivity index rating of 122.1. Soil types found on the tract include: Rutland, Nappanee, and Rowe.

This property is nearly level to gently sloping and is 98.5 percent tillable. 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 - Iroquois County, IL

Loda Township - T 24N, Range 9E



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## AERIAL MAP OF SALE PROPERTY

Property lines are approximate.



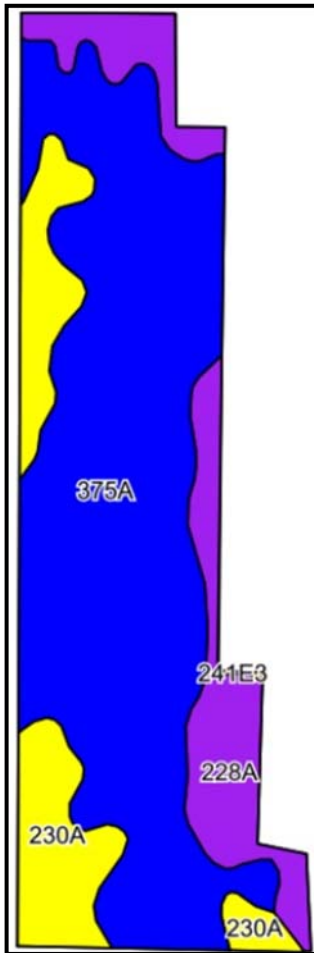
*Bruce Huber, Managing Broker - (217) 521-3537*

## 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.	%
375A	Rutland silty clay loam, 0-2% slopes	180	58	133	67.1%
228A	Nappanee silt loam, 0-2% slopes	115	41	89	16.6%
230A	Rowe silty clay loam, 0-2% slopes	148	49	111	16.2%
<b>Weighted Average</b>		<b>163.9</b>	<b>53.7</b>	<b>122.1</b>	

## SOIL MAP AND FSA AERIAL



### FSA DATA

		Crop	Base Acres	PLC Yield	Program
Farm No.	13193	Corn	41.0	133	PLC
Tract No.	11882	Beans	41.0	40	PLC
Tillable Ac.	80.84				

### REAL ESTATE TAX DATA

Parcel No.	Acres	2019 Taxes Payable 2020	Per Acre
36-19-476-003	82.03	\$ 1,954.92	\$ 23.83

## TERMS AND TITLE

### List Price

**\$ 7,600 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

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