



Farmland for Sale



*Rathje Family Farm
197.79 Acres
Willow Branch Township, Piatt County, Illinois*



Bruce M. Huber, Managing Broker

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Piatt County Farmland For Sale

General Description

Offered for sale is 197.79 acres of prime Central Illinois farmland, located two miles northwest of Bement, Illinois, on the south side of 1100N Rd. Bement is located in the southern portion of Piatt County about seven miles south of Monticello, Illinois. The Piatt County FSA indicates that there are currently 191.86 cropland acres, with two of those acres enrolled in CRP paying \$300 per acre, they expire September 30, 2022.

The average soil productivity index rating for the property is 142.0. Soil types include: Drummer, Elburn, Proctor, Plano, Harpster, and Peotone.

This is an investment grade property and would make a great first purchase or addition to an existing portfolio of farmland. This property is being offered at \$11,650 per real estate tax acre.

This offering represents an excellent property just west of Bement, IL. Please contact Bruce M. Huber at 217-521-3537 for more information on this excellent tract of Central Illinois land.

Plat of Sale Property - Piatt County, IL

Willow Branch Township - Township 17N, Range 5E



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AERIAL MAP OF SALE PROPERTY



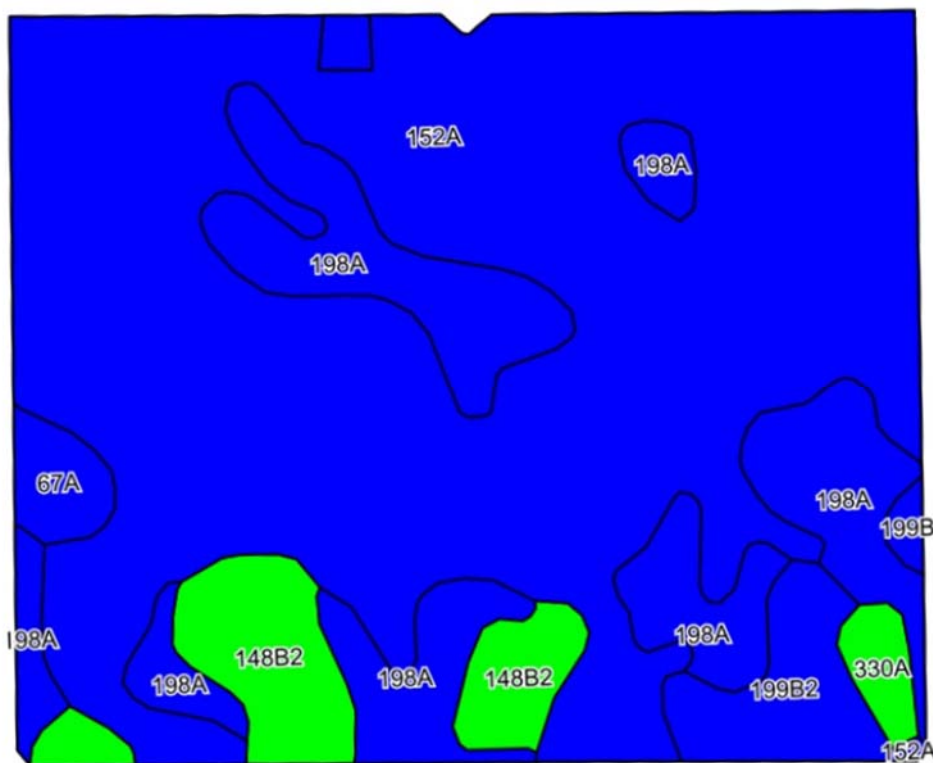
Bruce Huber, Managing Broker - (217) 521-3537

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.	%
152A	Drummer silty clay loam, 0-2% slopes		195	63	144	68.6%
198A	Elburn silt loam, 0-2% slopes		197	61	143	18.2%
148B2	Proctor silt loam, 2-5% slopes		176	55	128	6.5%
199B2	Plano silt loam, 2-5% slopes		184	57	123	3.7%
Weighted Average			193.2	61.7	142.0	

SOIL MAP



FSA DATA

Farm No: 7768

Tract No: 3775

Cropland Acres: 191.86

CRP Acres: 2.00 (expires 9-30-22)

Payment: \$300 per acre

Crop	Base Acres	PLC Yield	Program
Corn	141.81	134	PLC
Soybeans	41.28	43	PLC
Wheat	5.82	54	PLC

REAL ESTATE TAX DATA

Parcel No.	Acres	2019 Assessment	2019 Taxes Payable 2020	Per Acre
08-10-17-005-001-00	197.79	\$ 129,293	\$ 10,771.38	\$ 54.46

TERMS AND TITLE

List Price

\$11,650 per Tax Acre

Total Price: \$2,304,254

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.

Current Operation

The farm is leased on a Cash Rental basis for the 2020 crop year to T.J. Shambaugh.

Real Estate Taxes

The seller shall pay for the 2019 real estate taxes due in 2020. Seller will provide a credit at closing for the 2020 real estate tax payable 2021.

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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➤ Land for Sale Piatt County, Illinois

Enhancing Farmland Ownership



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