



# Farmland For Sale

May be  
Farmed in  
2026



120.0 +/- R.E. Tax Acres  
Witt Township, Montgomery County, IL



**Bruce Huber, Managing Broker**

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**FIRST ILLINOIS  
AG GROUP**

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

# Montgomery County Farmland For Sale

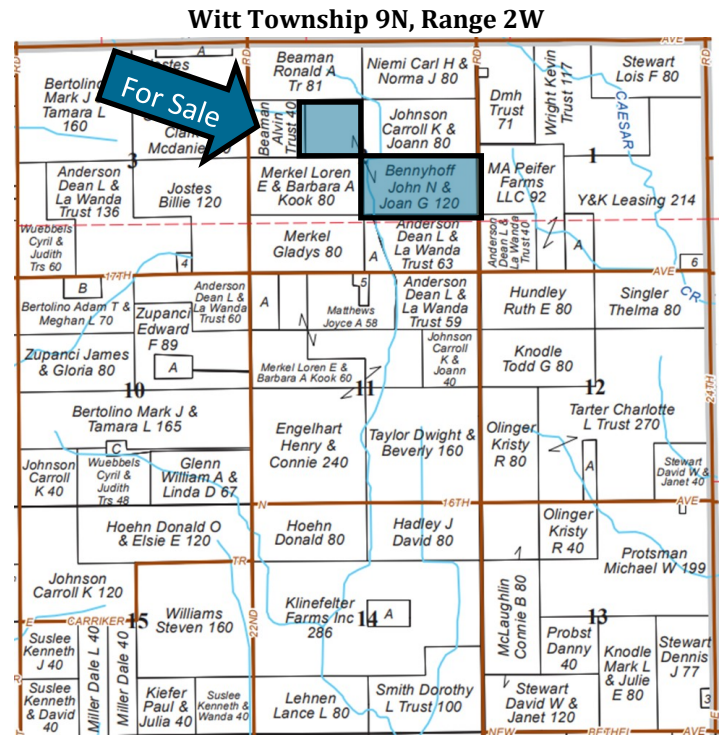
## General Description

Offered for sale are **120.0 +/- real estate tax acres** of good quality central Illinois farmland. The farm is located in the north eastern portion of Montgomery County, approximately three miles south of Nokomis, Illinois. The farm is accessed from the east by the Nokomis-Filmore Blacktop. The property had been in the Conservation Reserve Program, but will be removed from this program as of September 30, 2025. ***This property may be row cropped in 2026.***

The predominate soil types on the sale property are Harrison, Oconee, Oconee-Darmstadt, Douglas, Cowden-Piasa, Shiloh, and Herrick-Biddle-Piasa. The farm is **89.5% % tillable** with an overall tillable soil productivity index is 119.0. The property is being offered at **\$10,775 per Real Estate Tax Acre**. This is an excellent opportunity to add to your farming or investment portfolio.

*Please contact **Bruce Huber** at 217-521-3537 for more information on this tract of Illinois farmland.*

## Plat of Sale Property—Montgomery County, IL



## Aerial Map of Sale Property



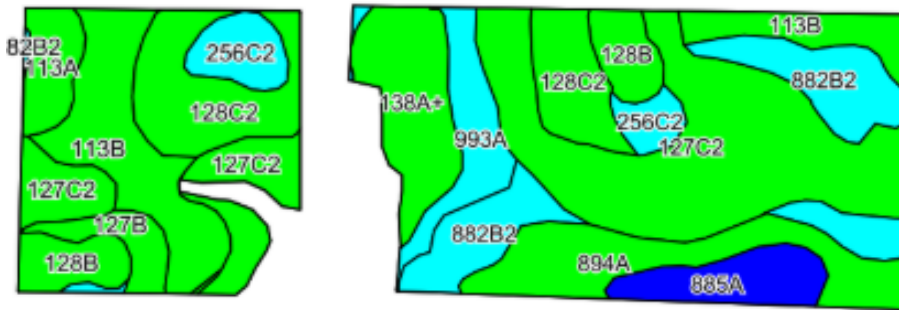
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## SOILS PRODUCTIVITY INDEX RATING

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	Soy	P.I.	%
127C2	Harrison Silt Loam, 5 to 10 % slopes	166	51	121	28.1
113B	Oconee Silt Loam, 2 to 5 % slopes	162	50	118	12.2
882B2	Oconee-Darmstadt-Coulterville silt loams, 2 to 5 % slopes	139	45	104	11.3
128C2	Douglas Silt Loam, 5 to 10 % slopes	162	50	118	11.2
894A	Herrick-Biddle-Piasa Silt Loams, 0 to 2 %	162	53	121	7.8
138A	Shiloh Silt Loam, 0 to 2 % slopes	177	58	131	7.6
128B	Douglas Silt Loam, 2 to 5 % slopes	172	53	126	4.8
993A	Cowden-Piasa Silt Loams, 0 to 2 % slopes	148	49	111	4.8
885A	Virden-Fosterburg Silt Loams, 0 to 2 % slopes	182	59	136	3.8
256C2	Pana Loam, 5 to 10 % slopes	141	47	105	3.6
113A	Oconee silt loam, 0 to 2 % slopes	164	50	119	2.8
127B	Harrison silt loam, 2 to 5 % slopes	177	54	129	2.1
<b>Weighted Average</b>		<b>161.8</b>	<b>51.0</b>	<b>119.0</b>	

## SOIL AND AERIAL MAPS



FSA				Crop	Base Acres	PLC Yield	Program
Farm No:	2427	Tillable Acres	108.82	Corn	*	129	PLC
Tract No:	3329	Total Acres	120.00				

## REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
13-02-400-001	80.00	\$ 32,670	\$ 2,396.12	\$ 29.95
13-02-100-003	40.00	\$ 16,590	\$ 1,216.76	\$ 30.42

## TERMS AND TITLE

### List Price:

**\$10,775 Per Real Estate Tax Acre**

**(\$1,293,000 Total Price)**

### 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 and Tenancy

The lease is open for 2026 and possession will be granted at closing of this transaction. Seller is retaining the lease income for the 2025 crop year.

### Real Estate Taxes

Seller will provide a credit at closing for the 2025 taxes payable 2026.

### 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.

**FIRST ILLINOIS  
AG GROUP**



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225 N. Water St.  
Decatur, IL 62523

## ➤ Farmland for Sale Montgomery County, Illinois

## Enhancing Farmland Ownership

FIRST ILLINOIS  
AG GROUP



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