

Farmland for Sale



Strange Farm
79.83 +/- Acres
Clintonia Township, Dewitt County, Illinois



Bruce M. Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St.
Decatur, IL 62523

217.521.3537

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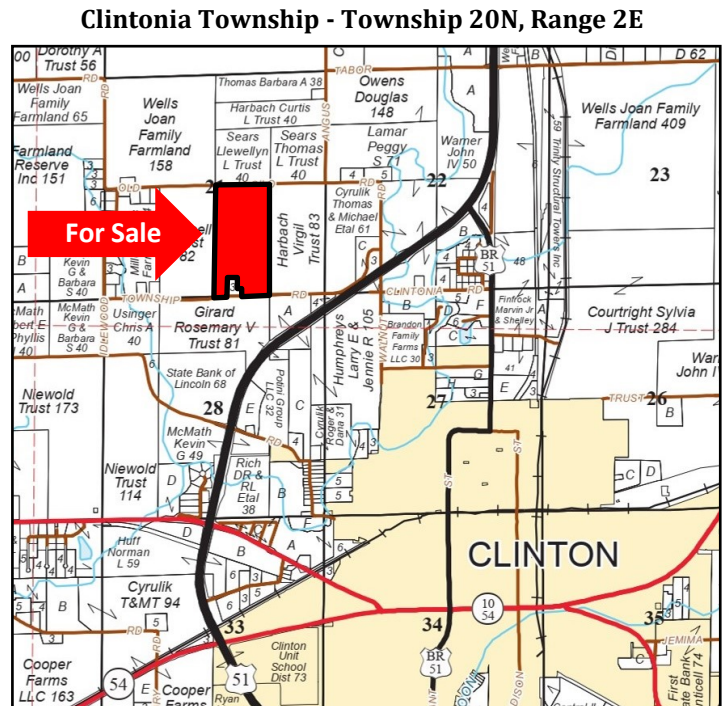
Dewitt County Farmland For Sale

General Description

Offered for sale are 79.83 acres of high quality central Illinois farmland. The farm is located in the west central portion of Dewitt County immediately northwest of Clinton, Illinois. Dewitt County is centered between, Bloomington, Springfield and Champaign, Illinois. The soil types on the sale property are Buckhart, Peotone, Ipava, and Sable soils with an overall tillable soil productivity index of 138.2. The property is 98.6% tillable. The property is nearly level and is being offered at \$18,250 per R.E. Tax acre. This is an excellent opportunity to add to your farming or investment portfolio.

This offering represents an excellent opportunity to add acreage to your portfolio. Please contact Bruce M. Huber at 217-521-3537 for more information on this tract of Central Illinois land.

Plat of Sale Property—Dewitt County, IL



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AERIAL MAP OF SALE PROPERTY



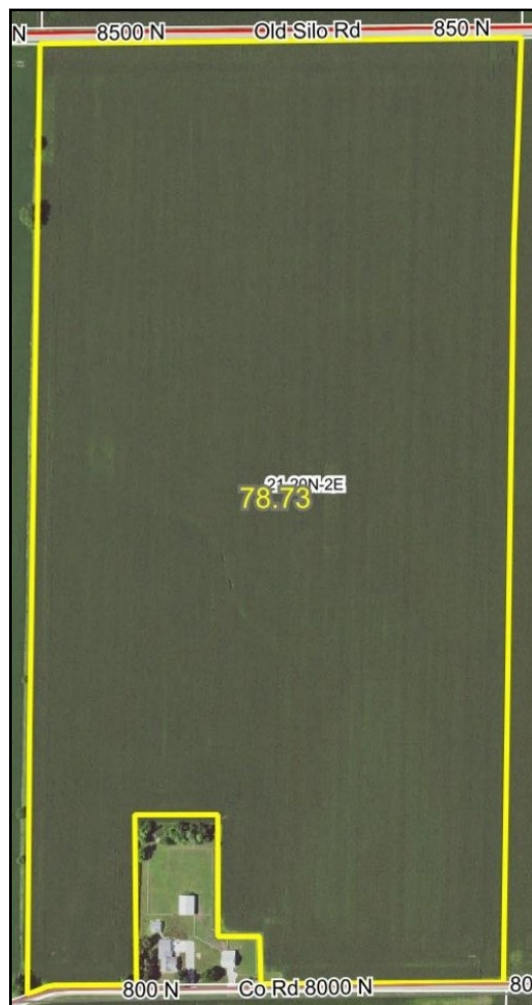
Bruce Huber, Managing Broker - (217) 521-3537

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.	%
749B	Buckhart Silt Loam, 2-5% slopes		188	60	141	60.6%
330A	Peotone Silty Clay Loam, 0-2% slopes		164	55	123	17.4%
43A	Ipava Silt Loam, 0-2% slopes		191	62	142	12.7%
68A	Sable Silty Clay Loam, 0-2% slopes		192	63	143	9.3%
Weighted Average			184.6	59.7	138.2	

SOIL MAP AND AERIAL MAP



FSA DATA

Farm No: 4215 Total Acres: 81.63
Tract No. 11139 Tillable Acres: 78.73

Crop	Base Acres	PLC Yield	Program
Corn	56.79	166	PLC
Soybeans	20.79	45	PLC

REAL ESTATE TAX DATA

Parcel No.	Acres	2020 Assessment	2020 Taxes Payable 2021	Per Acre
07-21-400-003	79.83	\$ 46,681.00	\$ 2,677.24	\$ 33.54

TERMS AND TITLE

List Price

\$18,250 Per RE Tax Acre
(\$1,456,897.50 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

Possession will be granted at closing of this transaction subject to the existing farm lease. The farm is Leased to Mike Cyrulik for 2022 utilizing a one year cash rent lease.

Real Estate Taxes

Seller will provide a credit at closing for the 2021 real estate tax payable 2022.

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 Dewitt County, Illinois

Enhancing Farmland Ownership

FIRST ILLINOIS
AG GROUP



Decatur Office

225 North Water Street
Box 2548
Decatur, IL 62525-2548

Jim Schroeder, Senior Vice President
AFM, Broker
217.872.6292
jim.schroeder@firstillinoisaggroup.com

Bruce Huber, Senior Vice President
AFM, ARA, Auctioneer
Certified Appraiser, Managing Broker
217.872.6291
bruce.huber@firstillinoisaggroup.com

Brennen Kraft, Farm Manager
Associate Appraiser, Broker
217.872.6294
brennen.kraft@firstillinoisaggroup.com

O'Fallon Office

138 Eagle Drive
Suite B
O'Fallon, IL 62269

Dale Kellermann, Senior Vice President
AFM, Certified Appraiser, Broker
618.622.9490
dale.kellermann@firstillinoisaggroup.com

Mark Nappier, Farm Manager
Associate Appraiser
618.622.9465
Mark.nappier@firstillinoisaggroup.com

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217.521.3537