



Farmland for Sale



44.01 +/- Acres
Lake Fork Township, Logan County, IL



Matt Myers, Broker

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FIRST ILLINOIS
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Logan County Farmland For Sale (44.01 Acres)

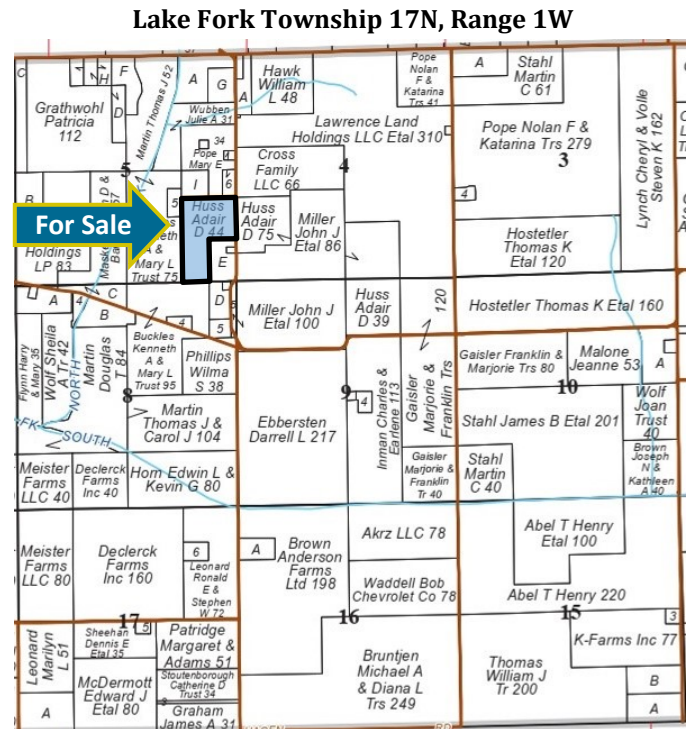
General Description

Offered for sale are **44.01 +/- acre** of good quality farmland. The farm is located in the south eastern portion of Logan County, approximately three miles southwest of Latham Illinois. The farm has excellent access with 2000 Ave bordering the farm to the east and 237th Street to the north.

The soil types on the sale property are St. Charles, Keomah, Sable, Rushville, and Clarksdale soils with an overall tillable soil productivity index of 124.3. The property has 42.87 FSA cropland acres and is being offered at **\$15,900 per R.E. Tax Acre**. This is an excellent opportunity to add to your farming or investment portfolio.

Please contact Matt Myers at 447-233-1246 for more information on this tract of Central Illinois farmland.

Plat of Sale Property—Logan County, IL



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AERIAL MAP OF SALE PROPERTY

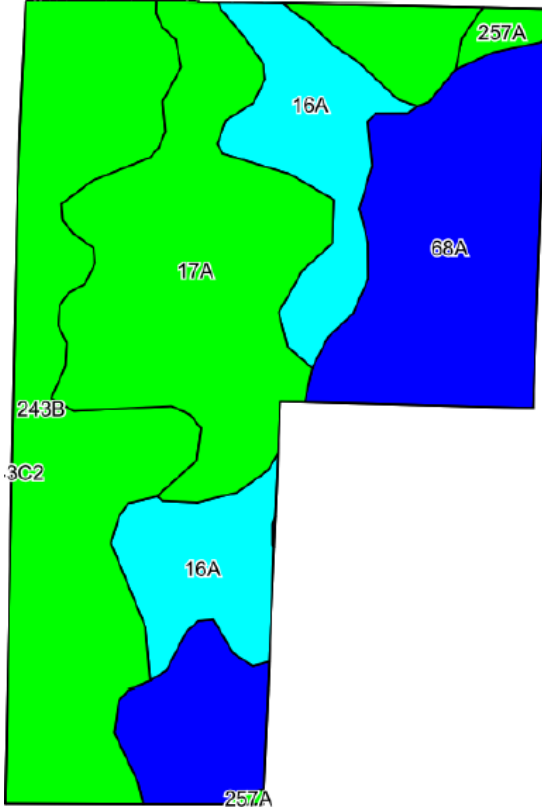


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SOILS MAP/PRODUCTIVITY INDEX RATING

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.	%
243B	St. Charles Silt Loam, 2 to 5% slopes		166	51	121	28.8
17A	Keomah Silt Loam, 0 to 2% slopes		161	51	119	27.7
68A	Sable Silty Clay Loam, 0 to 2% slopes		192	63	143	25.9
16A	Rushville Silt Loam, 0 to 2% slopes		147	48	109	16.4
257A	Clarksdale Silt Loam, 0 to 2% slopes		174	56	128	1.2
Weighted Average			168.3	53.7	124.3	



TERMS AND TITLE

List Price:

\$15,900 Per RE Tax Acre
(\$ 699,759 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 David Johnston for the 2024 crop season utilizing a cash rent lease. The Buyer (s) will be required to reimburse the tenant for any preparation work done for the 2025 season.

Real Estate Taxes

Seller shall pay the 2023 taxes payable 2024 and provide a credit at closing for the 2024 real estate taxes payable 2025.

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

Farm No: 3263 Cropland Acres: 86.85

Tract No: 839

* FSA data combined with another tract.

Crop	Base Acres	PLC Yield	Program
Corn	86.32*	162	PLC

REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2023 Taxes Payable 2024	Per Acre
01-005-023-00	44.01	\$ 22,140.00	\$ 1,615.14	\$ 36.70



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➤ Farmland for Sale Logan County, Illinois

Enhancing Farmland Ownership

FIRST ILLINOIS
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