



Farmland For Sale



Barlow Farm—60.48 +/- Acres
Cerro Gordo Township, Piatt County, Illinois



Bruce M. Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

**225 N. Water St.
Decatur, IL 62523**

217.521.3537

**FIRST ILLINOIS
AG GROUP**



www.FirstIllinoisAgGroup.com

Piatt County Farmland For Sale (60.48 Acres)

General Description

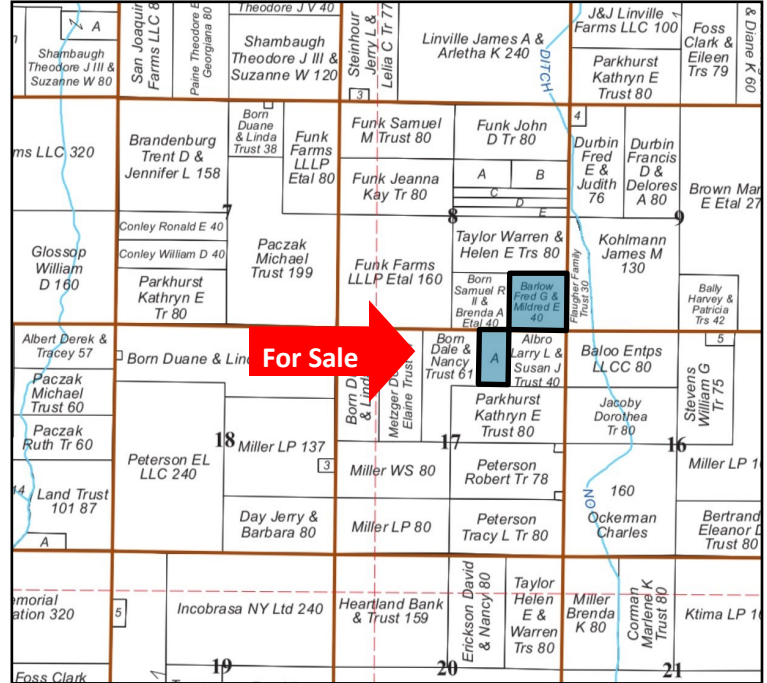
Offered for sale are 60.48 acres of high quality central Illinois farmland. The farm is located in the southwest portion of Piatt County, approximately four miles southeast of Cerro Gordo, Illinois.

The soil types on the sale property are Flanagan, Drummer, and Catlin soils with an overall tillable soil productivity index of 143.9. The property is 98.8% tillable (59.73 FSA Tillable Acres) and is nearly level to gently sloping. This offering is priced at **\$17,500 per R.E. Tax acre**. This is an excellent opportunity to add to your farming or investment portfolio.

Please contact Bruce M. Huber at 217-521-3537 for more information on this tract of Central Illinois land or go to www.FirstIllinoisAgGroup.com

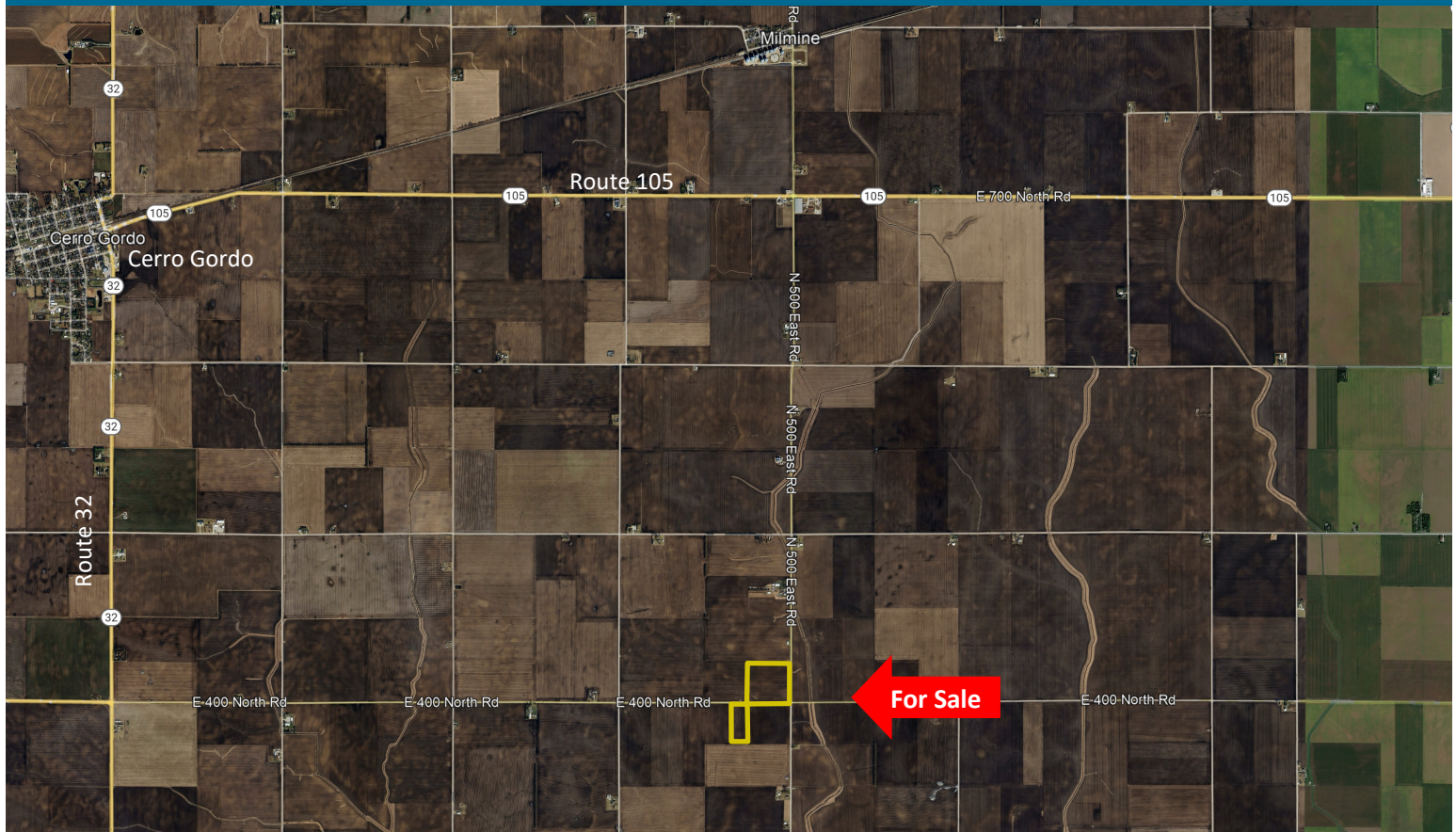
Plat of Sale Property—Piatt County, IL

Cerro Gordo Township - Township 16N, Range 5E



Reproduced with permission from Rockford Maps.

AERIAL / LOCATION MAP OF SALE PROPERTY



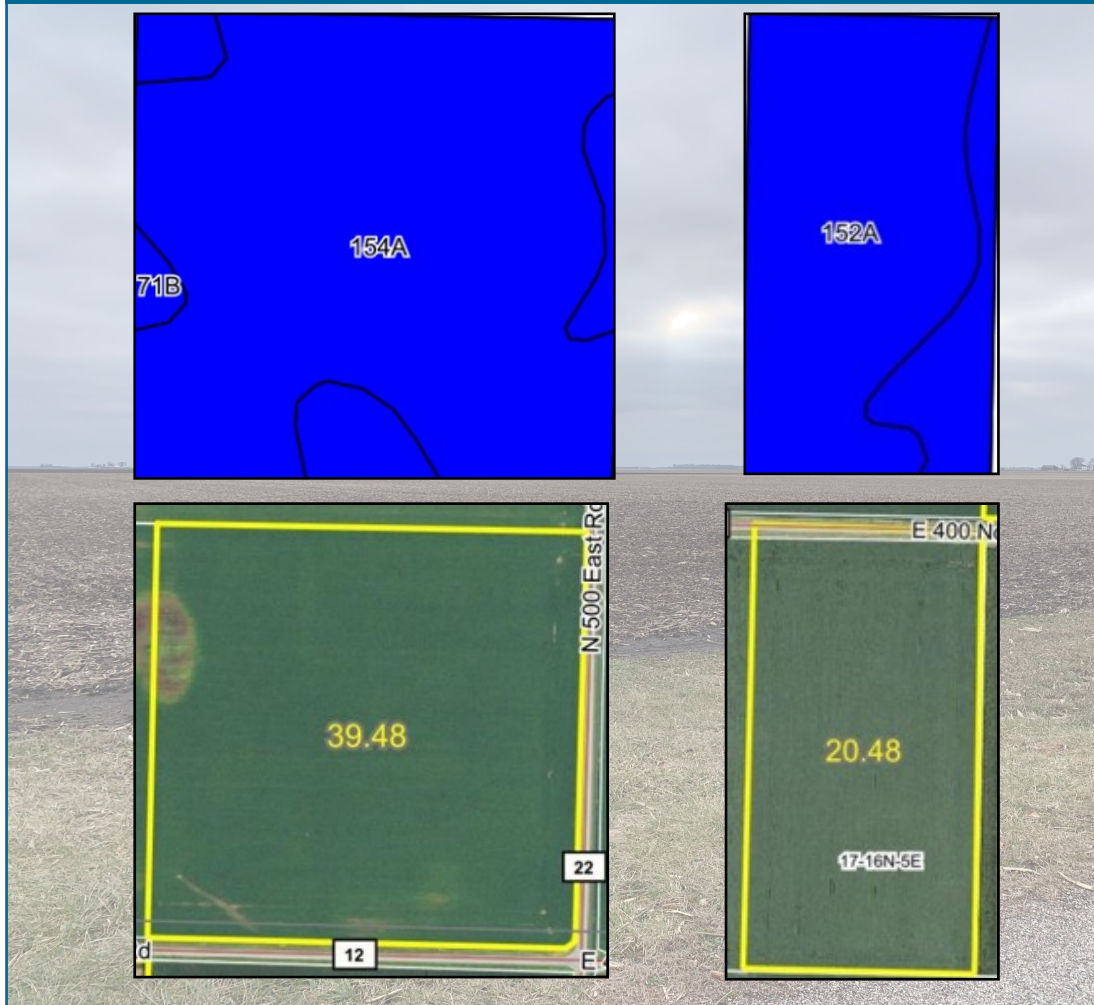
Bruce Huber, Managing Broker - (217) 521-3537

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.	%
154A	Flanagan silt loam, 0-2% slopes		194	63	144	64.4%
152A	Drummer silty clay loams, 0-2% slopes		195	63	144	34.4%
171B	Catlin silt loam, 2-5% slopes		185	58	137	1.1%
Weighted Average			194.2	62.9	143.9	

SOIL MAP AND AERIAL MAP



FSA DATA

Farm No: 5060 Total Acres: 59.73
Tract No. 4615 & 576 Tillable Acres: 59.73

Crop	Base Acres	PLC Yield	Program
Corn	29.90	186	PLC
Soybeans	29.80	53	PLC

REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2023 Taxes Payable 2024	Per Acre
03-08-16-005-009-01	40.00	\$ 31,872	\$ 2,450.18	\$ 61.25
03-17-16-005-002-00	20.48	\$ 16,814	\$ 1,291.48	\$ 63.06

TERMS AND TITLE

List Price

\$17,500 Per RE Tax Acre
(\$1,058,400 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 Steve Myers and Greg Morganthaler for the 2025 crop year utilizing a one year oral crop share lease.

Real Estate Taxes

Seller will provide a credit at closing for the 2024 real estate tax 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.



FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523



➤ Farmland for Sale Piatt County, Illinois

Enhancing Farmland Ownership



Decatur Office

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

Bruce Huber, Senior Vice President
AFM, ARA, Certified Appraiser,
Managing Broker
217.521-3537
Bruce.Huber@firstillinoisaggroup.com

Megan Fredrickson Farm Manager
Broker, Associate Appraiser
217.809-4949
Megan.Fredrickson@firstillinoisaggroup.com

Matthew Myers Farm Manager
Broker, Associate Appraiser
447.233-1246
Matthew.Myers@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

Farm Management - Brokerage - Land Auctions - Rural Appraisals

217.521.3537