

Shelby County Farm

FARMLAND FOR SALE

Shelby County, IL

40.00 +/- Tax Acres
Offered as a Single Tract



For More Information
Visit FieldLevelAg.com

FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

40.00

+/- Tax Acres, Offered as a Single Tract
Penn Township - Shelby County, IL

Seth M. Baker, *Managing Broker*
(217) 329-4048
seth@fieldlevelag.com

Professional farmland services from a **FIELD LEVEL** point of view.



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THE FIELD LEVEL AG TEAM



Seth M. Baker, *AFM*

Owner / Managing Broker / Certified Appraiser

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Mt. Zion, IL 62549

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Seth@fieldlevelag.com



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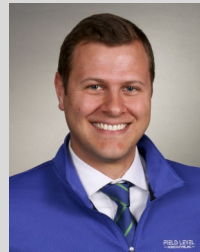
TEAM OF PROFESSIONALS



Seth Baker
MT. ZION



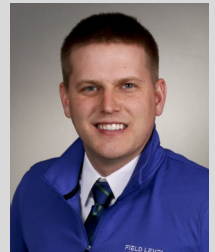
Tom Courson
MT. ZION



Josh Peak
JACKSONVILLE



Nick Suess
GREENVILLE



Logan Frye
SPRINGFIELD



Chris Dorsey
JACKSONVILLE



Ryan Reifschneider
BELLEVILLE



Debra Reifschneider
BELLEVILLE



Alex Head
MT. ZION



Bob Nelson
SPRINGFIELD



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GENERAL TERMS

Asking Price

40.00 +/- real estate tax acres offered at \$17,500 per acre for a total asking price of \$700,000

Procedure of Sale

The property will be offered as a single tract. The sale property is comprised of 40.00 real estate tax acres located 3/4 miles west of 128 on Co. Rd. 2600N. All offers must be in writing and receive trust committee approval prior to executed agreement.

Offers

Contact broker to make a formal offer.

Down Payment

Upon acceptance of a written offer, the buyer shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check, or bank wire. Your offer is not conditional upon financing. Please secure all financing arrangements prior to entering into a written contract to purchase.

Closing

The closing will be scheduled within forty-five (45) days after the execution of the purchase agreement. Closing will be held at Central Illinois Title Company located at 602 E. William St. Decatur, IL 62523 (*Title Work completed by CIT*).

Real Estate Taxes

Buyer will receive a credit at closing for the 2025 real estate taxes payable in 2026, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

Current Crop Year Income and Expenses

Seller will be retaining the 2026 crop income and pay for the landowner's share of the 2026 crop expenses, if any.

Possession

Possession will be granted at closing, subject to the rights of the tenant in possession. Seller & Tenant retain the right to enter the premises for the purpose of harvesting and the removal of the 2026 crops, and Buyer will not interfere with the same. The property sells with open tenancy for the 2027 crop year.

Minerals

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

Easements

This property sells subject to any and all easements of record and they will be conveyed with the property.

Reimbursements Due

Reimbursements due, if any, will be outlined in the purchase agreement. If sold prior to fall fieldwork, no reimbursements will be due.

Representing Attorney

The Gerber State Bank and the George H. Parr Trust are represented by the Samuels / Miller Law Firm in Decatur, Illinois.

Shelby County, IL - FARMLAND FOR SALE

Agency

Field Level Agriculture, Inc. , its brokers and representatives, are agent of the Sellers only.

Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Announcements made over website take precedence over all printed material.



PROPERTY OVERVIEW

Real Estate Tax Data

These figures were provided by the Shelby County Treasurer's office (2024 paid in 2025).

PIN NO.	ACRES	TAXES	TAXES/ACRE
1304-01-00-300-002	40.00	\$ 2,666.92	\$ 66.67

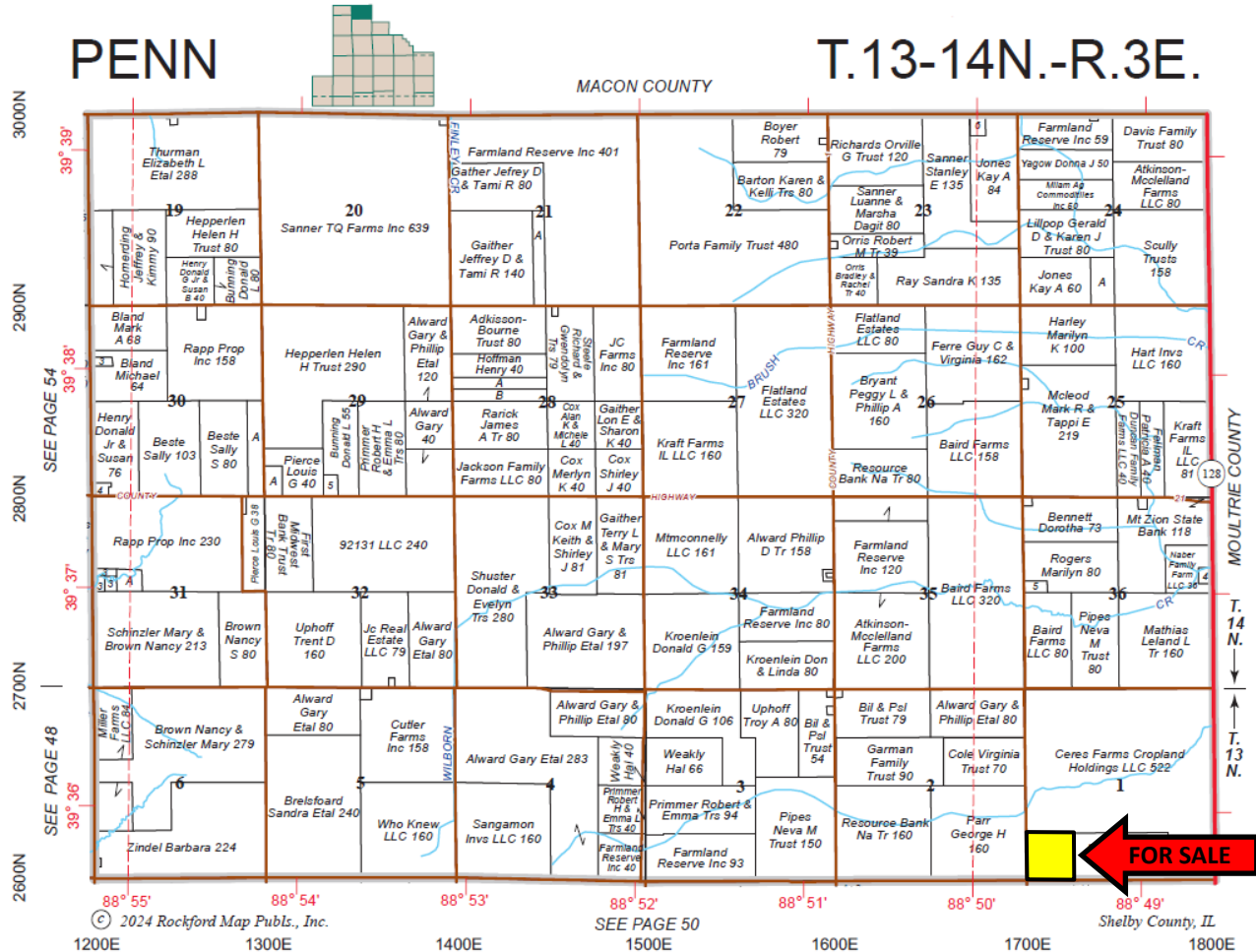


EXPANDED AERIAL MAP



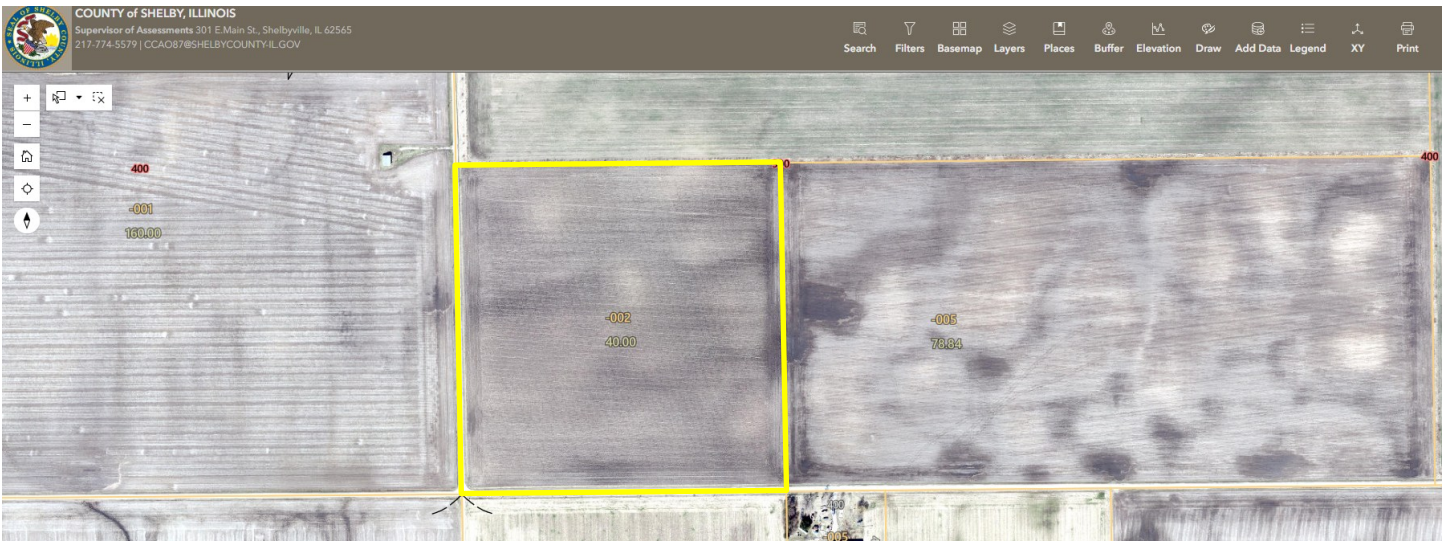
PLAT SPECIFICATIONS

Penn TWP, Shelby County, IL



Reproduced with Permission from Rockford Maps

Shelby County GIS Map





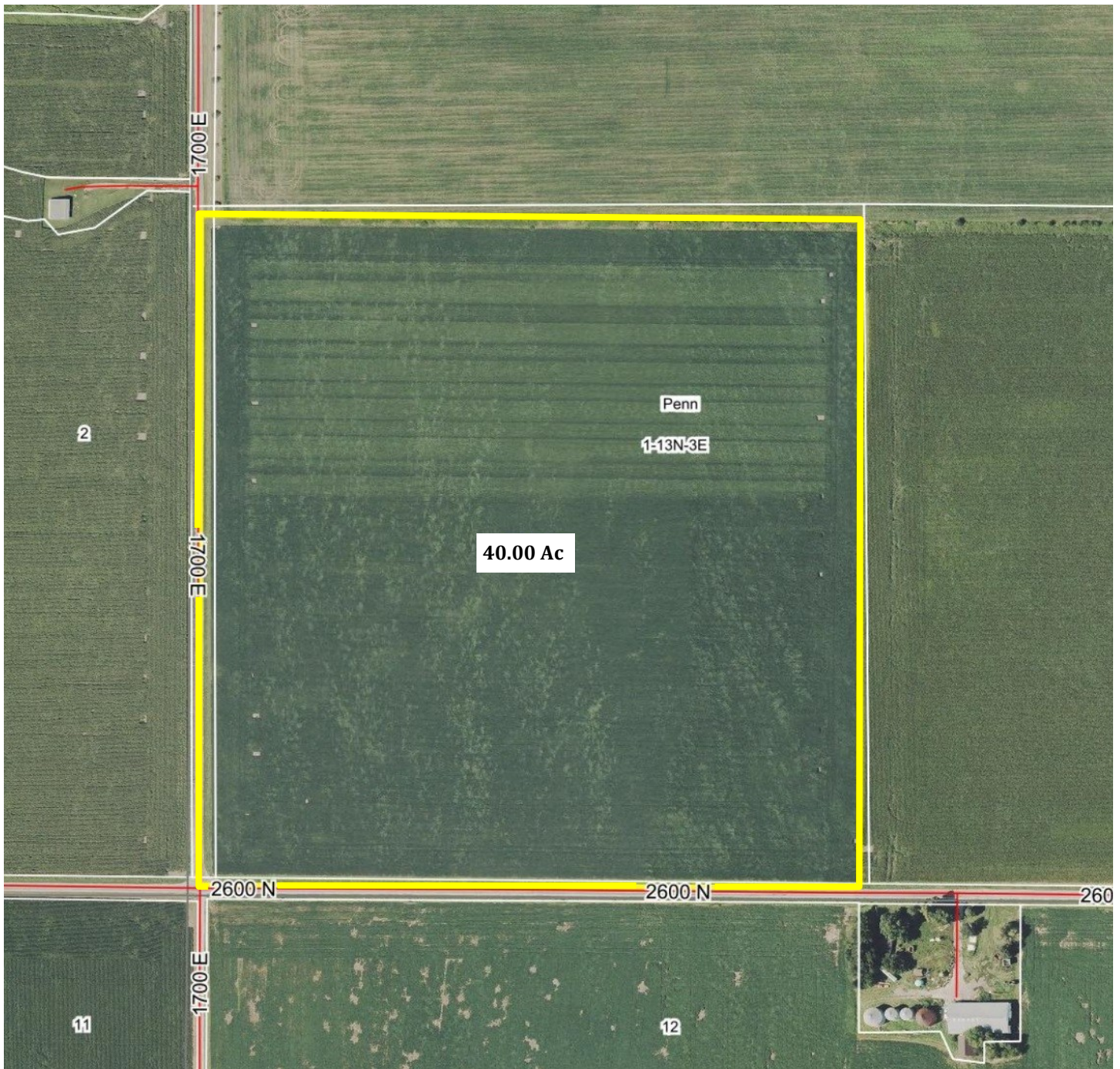
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AERIAL VIEW

40.00

+/- RE TAX ACRES • Penn Township • Shelby County, IL



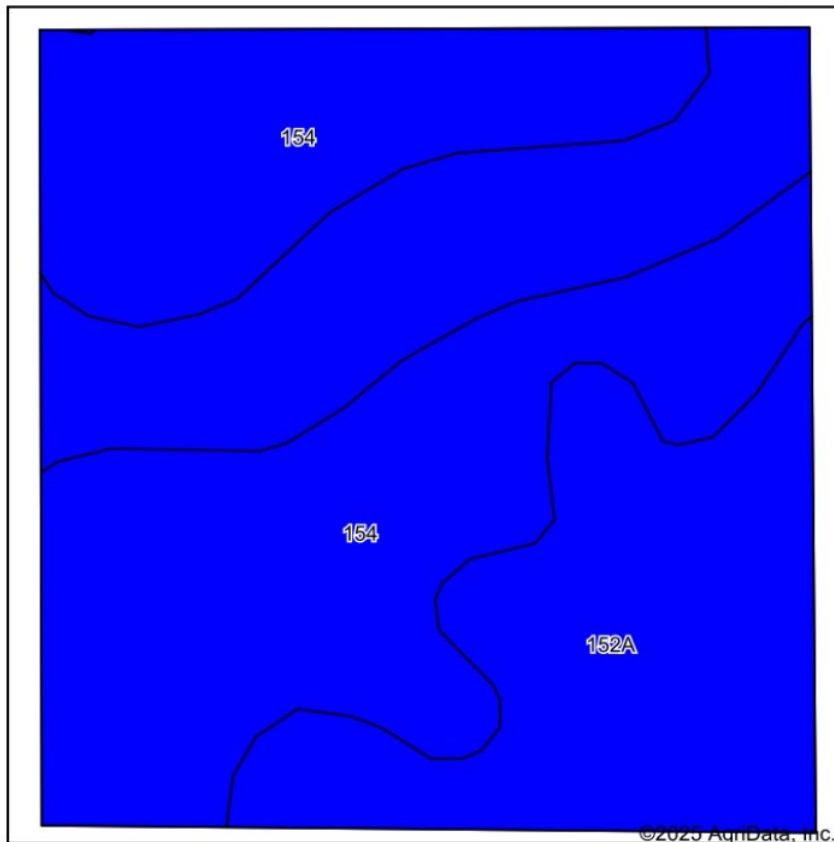
SOIL MAP

39.86

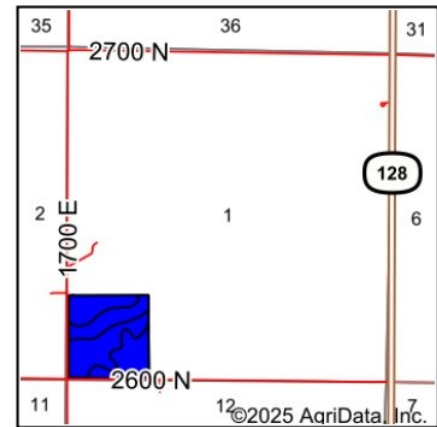
TILLABLE ACRES • Penn Township • Shelby County, IL

144.0

SOIL PI RATING



Soils data provided by USDA and NRCS.



State: Illinois
 County: Shelby
 Location: 1-13N-3E
 Township: Penn
 Acres: 39.86
 Date: 7/11/2025



Area Symbol: IL173, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154	Flanagan silt loam	21.39	53.7%		FAV	194	63	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	18.47	46.3%		FAV	**195	**63	**144
Weighted Average						194.5	63	144

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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Times are changing rapidly in the agriculture industry. Field Level Agriculture, Inc., provides peace of mind through extensive experience and professionalism.

We provide professional farmland appraisals, brokerage, auction and management services to landowners looking for the information necessary to make the best financial decision for their farm and their families.

fieldlevelag.com

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