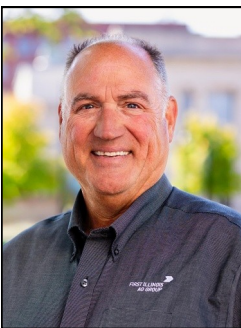




Farmland For Sale



61.81 Surveyed Acres
Dora Township, Moultrie County, IL



Cole Rappé, Broker

217.433.7240

Cole.Rappe@FirstIllinoisAgGroup.com

Bruce M. Huber, Managing Broker

217.521.3537

Bruce.Huber@FirstIllinoisAgGroup.com



www.FirstIllinoisAgGroup.com

Moultrie County Farmland For Sale (61.81 Acres)

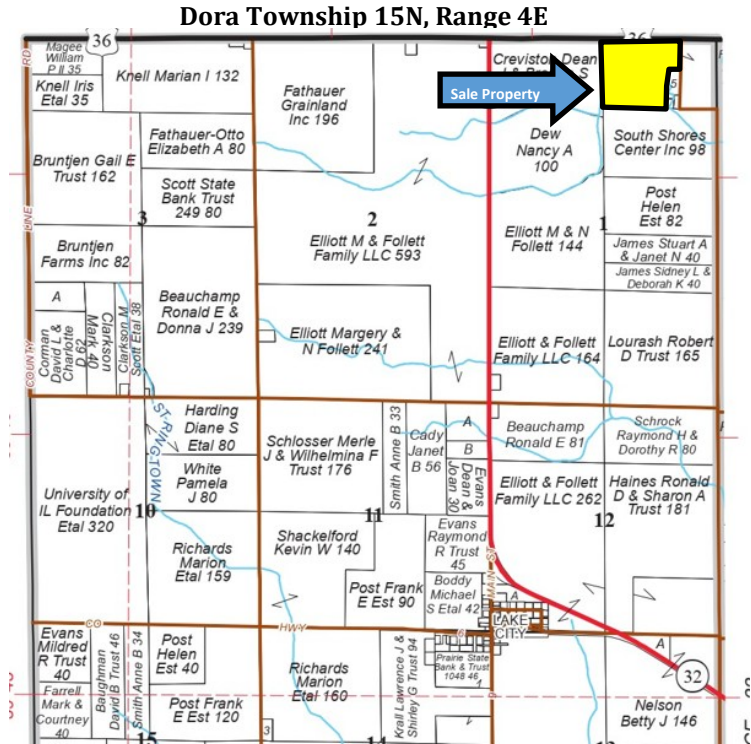
Property Description

Offered for sale are **61.81 surveyed acres** of central Illinois farmland. The farm is located in the northwestern portion of Moultrie County, along Route 36 approximately 1/2 mile east of State Highway 32. The property has excellent accessibility via Route 36 along the northern boundary and an oil and chip road along the eastern boundary.

The soil types on the sale property are Dana, Flanagan, Drummer-Milford, and Senachwine soils with an overall tillable soil productivity index of 129.6. The property is approximately 82.2% tillable (50.81 FSA Tillable Acres). This offering is priced at **\$12,800 per surveyed acre**. This is an excellent opportunity to add to your farming or investment portfolio.

Please contact **Cole Rappé** at **217-433-7240** or **Bruce Huber** at **217-521-3537** or visit our website at www.firstillinoisaggroup.com for more information.

Plat of Sale Property—Moultrie County, IL



Reproduced with permission from Rockford Maps.

Aerial Map of Sale Property



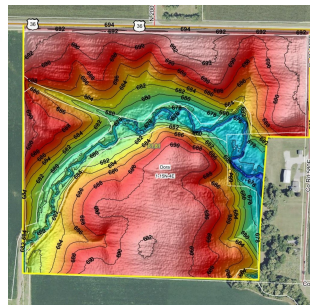
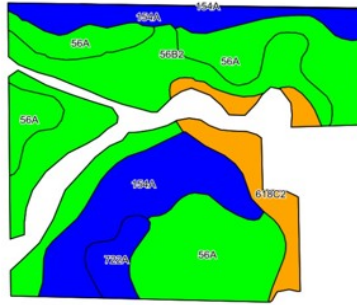
YIELD DATA*

	2025	2024	2023	2022	2021
Corn (bu/tillable acre)		236		214	
Soybeans (bu/tillable acre)	65		78		82

*Sale Property is part of a larger parcel. Yield data is based on that entire parcel.

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

Aerial Map - Soils Map - Topography Map



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.*	%
56A	Dana Silt Loam, 0 to 2% slopes		180	56	131	34.8
56B2	Dana Silt Loam, 2 to 5% sloped, eroded		169	53	123	27.2
154A	Flanagan Silt Loam, 0 to 2% slopes		194	63	144	25.0
618C2	Senachwine Silt Loam, 5 to 10% slopes, eroded		136	44	100	9.0
722A	Drummer-Milford Silty Clay Loam, 0 to 2% slopes		186	61	138	3.8
154A	Flanagan Silt Loam, 0 to 2% slopes		194	63	144	0.2
Weighted Average			176.8	56.1	129.6	
*Soil and P.I. data based on tillable acres only.						

REAL ESTATE TAX DATA *

Parcel No.	Acres	2025 Assessment	2025 Taxes Payable 2026	Per Acre
01-01-01-000-205	61.81	\$ 34,446	\$ 2,239.39	\$ 36.23

*Sale property is part of a larger parcel. Tax information is approximated and prorated by acres and soil type.



FSA DATA *

				Crop	Base	PLC Yld	Program
Farm Number	2369	Total Acres	87.52	Corn	59.13	126	ARC - Co
Tract Number	3815	Tillable Acres	80.21	Soybeans	19.71	39	ARC - Co

*Sale Property is part of a larger parcel. FSA data shown includes parts of that parcel that are not for sale.

Sale Property tillable acres consist of field #'s 1, 3, and 4 within the Farm and Tract #'s shown

TERMS AND TITLE

List Price:

\$ 12,800/Surveyed Acre
\$ 791,168 Total

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 for the 2026 crop year utilizing a written cash rent lease.

Real Estate Taxes

Seller will pay the 2025 taxes payable in 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



FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523

➤ Farmland For Sale Moultrie County, Illinois



ENHANCING FARMLAND OWNERSHIP.

- MANAGEMENT
- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



Bruce Huber—
Senior Vice President
AFM, ARA
Certified Appraiser,
Managing Broker
217.521.3537



Megan Fredrickson—
Vice President
Farm Manager
Broker, Associate
Appraiser
217.809.4949



Dale Kellermann—
Senior Vice President
AFM, Broker,
Certified Appraiser
618.622.9490



Mark Nappier—
Farm Manager,
Broker, Associate
Appraiser
618.622.9465



Jacob Bauman—
Farm Manager,
Broker
217.855.4950



Cole Rappe—
Farm Manager,
Broker, Auctioneer
217.433.7240

Decatur Office

225 North Water Street
Box 2548
Decatur, IL 62525

www.FirstIllinoisAgGroup.com

O'Fallon Office

138 Eagle Drive
Suite B
O'Fallon, IL 62269