



# Farmland for Sale

## 119.18 Acres +/- in Ford County, IL

### Defenbau Farm

- 119.18 Surveyed Acres
- Prime Tillable Farmland - PI 135.4
- Open Lease for 2024 Crop Year



**FORD COUNTY**  
**Pella Township**  
**Listing Price: \$15,750 / acre**



### Moore & Warner Farm Real Estate, LLC

(217) 935-9799

100 S. Center St., Suite 301

Clinton, IL 61727

[www.moore-warner.com](http://www.moore-warner.com)

### V. Ross Albert, AFM

*Farm Manager, Broker*

(309) 261-2230

[rAlbert@moore-warner.com](mailto:rAlbert@moore-warner.com)

### Jonah Kolb

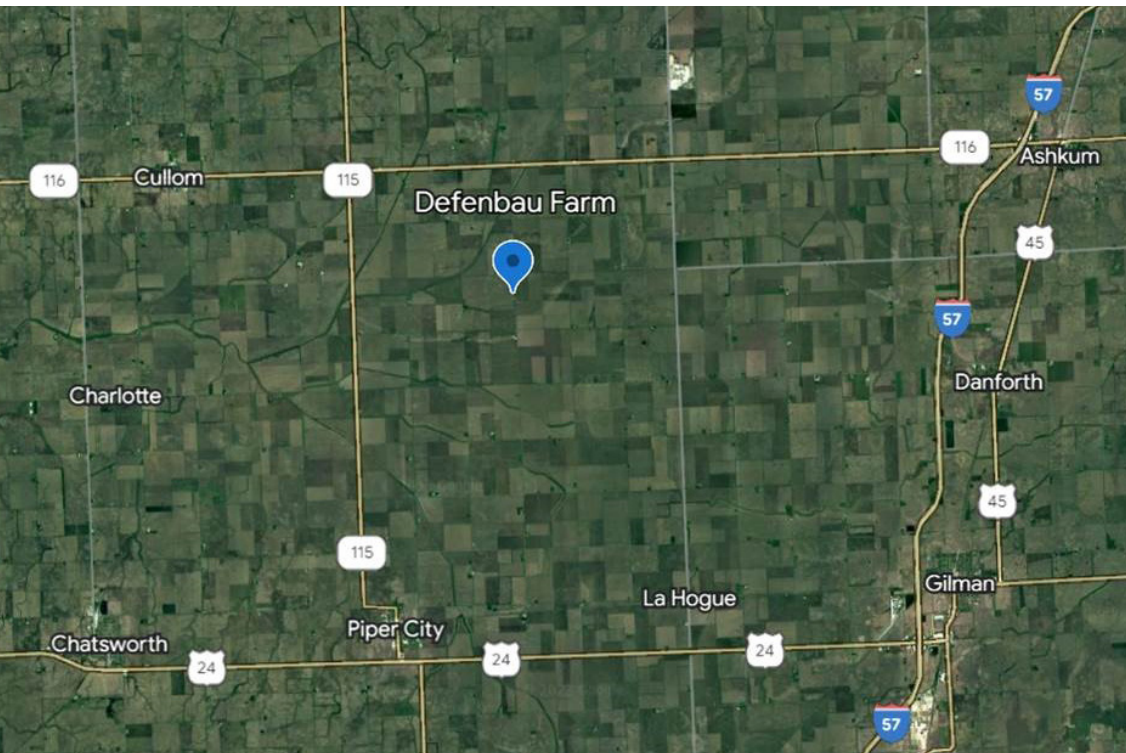
*Designated Managing Broker*

(217) 935-9799

[jkolb@moore-warner.com](mailto:jkolb@moore-warner.com)

# Farmland for Sale

## 119.18 Acres +/- in Ford County, IL



Listing Price  
\$15,750 per tax acre

119.18 acres @  
\$15,750/acre =  
\$1,877,085

Location  
Sec 2 Pella  
Ford County  
3055N 1700 E Rd  
Piper City, IL 60959

### Legal

The South 1/2 of the Northeast 1/4, together with the North 1/2 of the North 1/2 of the Southeast 1/4, all in Section 2, Township 27 North, Range 9 East of the Third Principal Meridian, Ford County, Illinois.

Containing 119.18 Acres, More or Less.

### Soils / Productivity

Crop Productivity Index 135.4 on  
115.90 FSA Crop Land Acres

### Improvements

48'x56'x12' Morton Shed  
24'x18' Bin App 8500 bu  
2 - Tool Sheds  
3 - Smaller Bins

### Yield and Fertility

Corn APH: 228

Beans APH: 64

pH: 6.5, P lb/ac: 47, K lb/ac: 237, OM: 3.3

### Real Estate Taxes

2022 Taxes Payable 2023 - \$45.66/acre

Part of PIN: 03-03-02-200-002

### Terms

Open lease for 2024 crop year.

Ten percent (10%) earnest money due at contract execution with balance due at closing scheduled within 45 days of contract date.

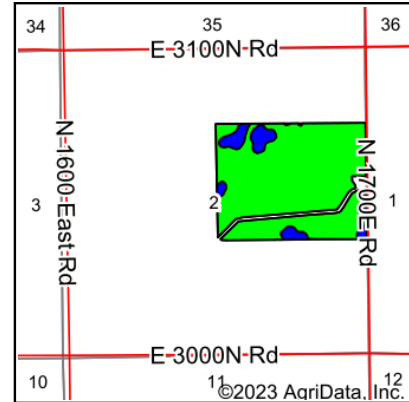
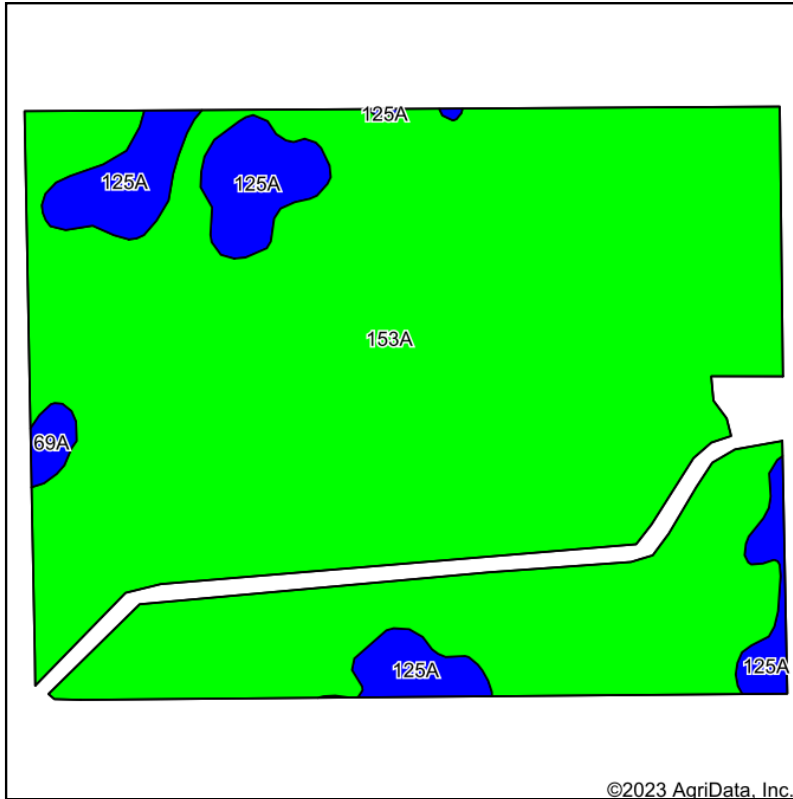
*Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.*

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### Soils Map



State: **Illinois**  
 County: **Ford**  
 Location: **2-27N-9E**  
 Township: **Pella**  
 Acres: **114.99**  
 Date: **9/14/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL053, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	104.89	91.2%		FAV	183	60	70	92	0	0.00	5.27	136
125A	Selma loam, 0 to 2 percent slopes	9.35	8.1%		FAV	176	57	70	90	0	0.00	6.38	129
69A	Milford silty clay loam, 0 to 2 percent slopes	0.75	0.7%		FAV	171	57	68	88	0	0.00	5.52	128
<b>Weighted Average</b>						<b>182.4</b>	<b>59.7</b>	<b>70</b>	<b>91.8</b>	<b>*.</b>	<b>0.00</b>	<b>5.36</b>	<b>135.4</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

<sup>a</sup> UNF = unfavorable; FAV = favorable

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

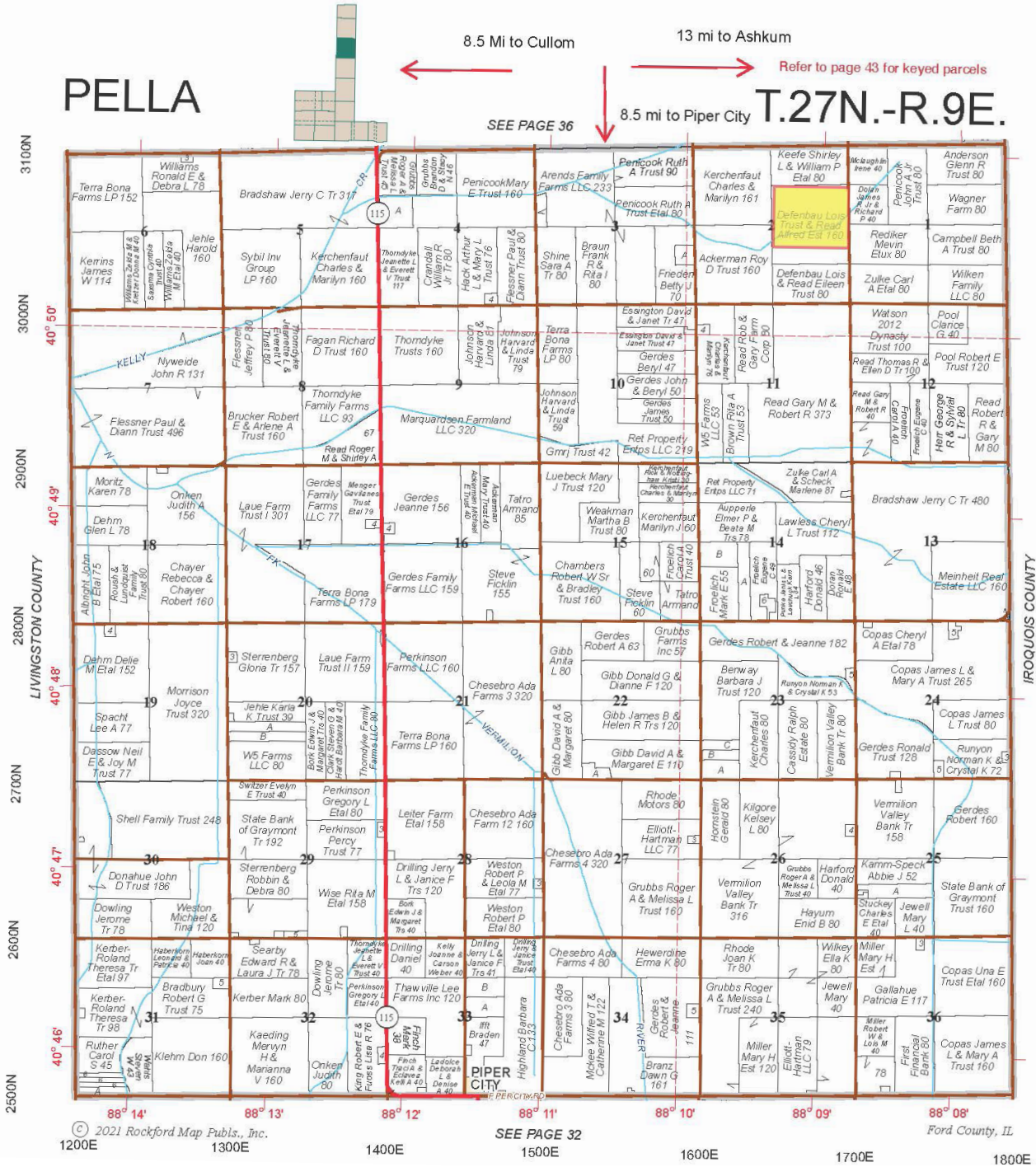
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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### Plat Map

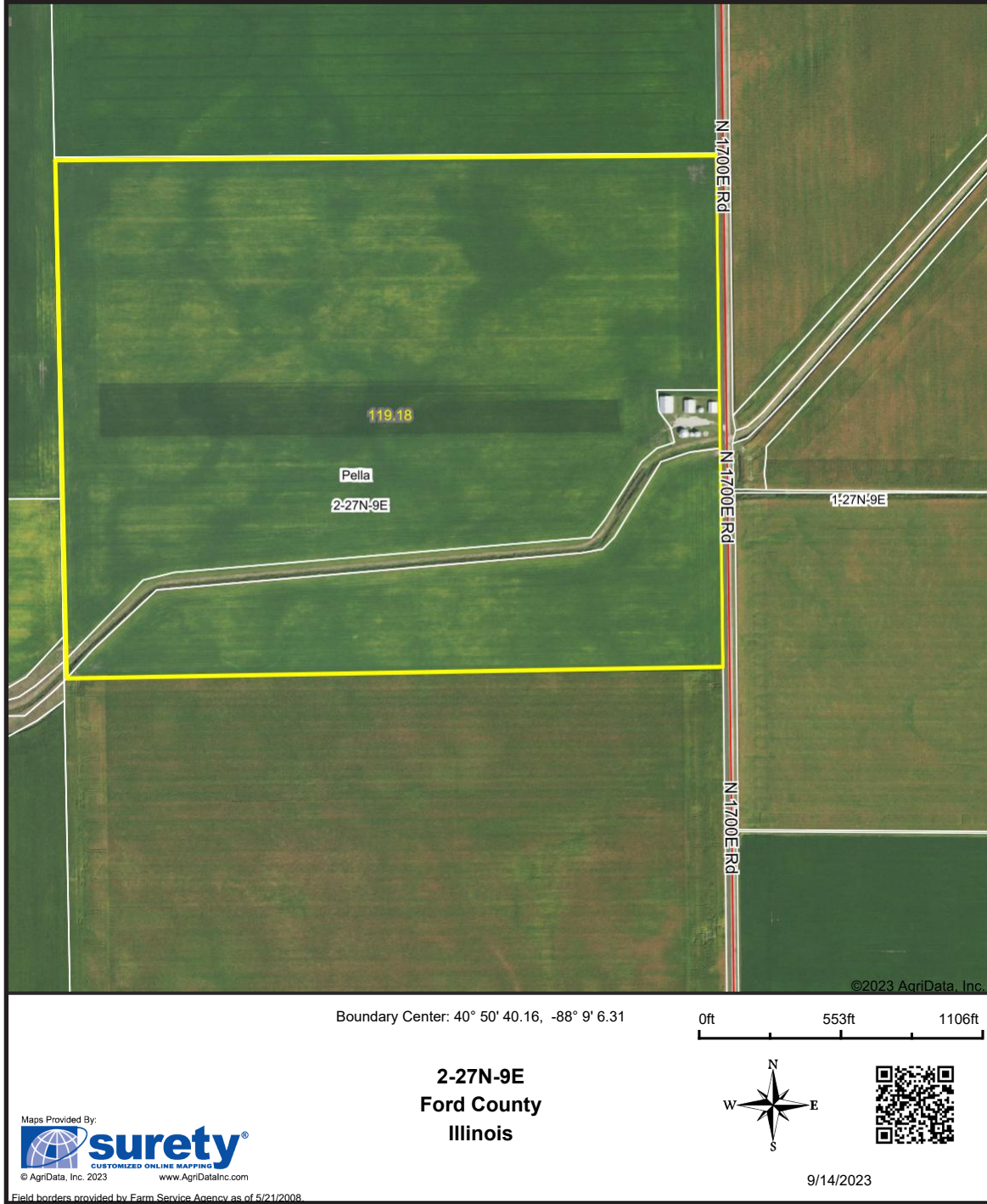


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### Aerial Map



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