

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



Moore & Warner **Farm Real Estate, LLC**

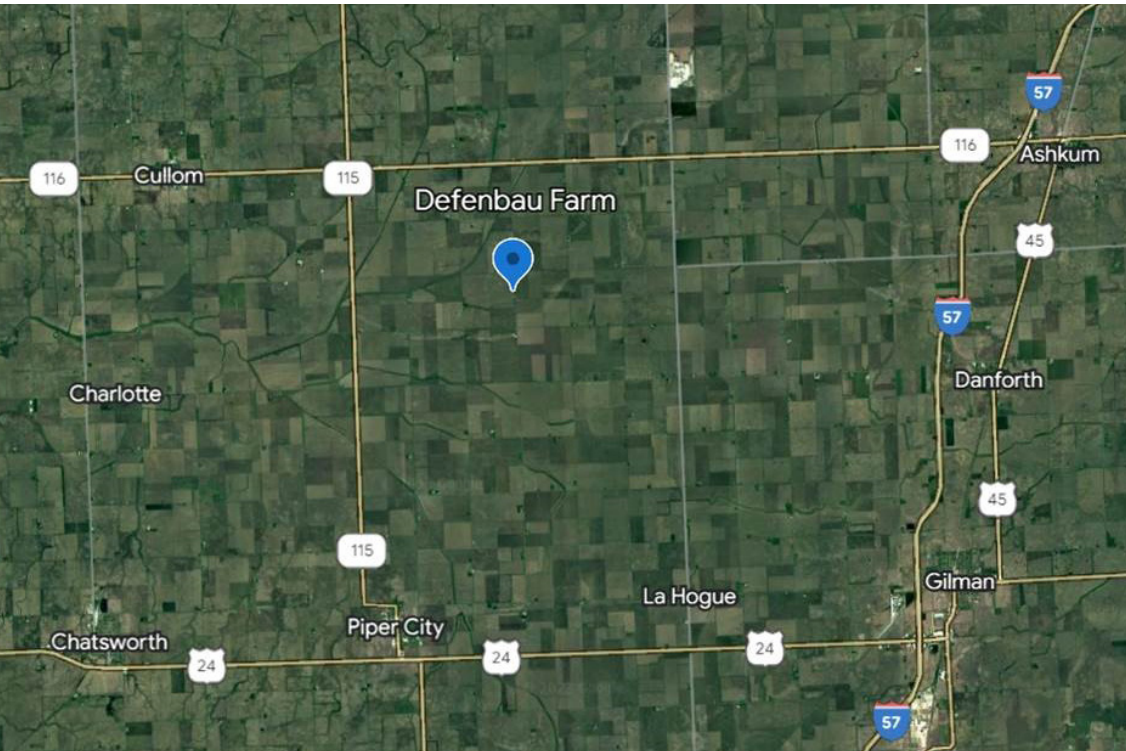
(217) 935-9799
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Jonah Kolb
Designated Managing Broker
(217) 935-9799
jkolb@moore-warner.com

Farmland for Sale

119.18 Acres +/- in Ford County, IL



Listing Price
\$16,600 per tax acre

119.18 acres @
\$16,600/acre =
\$1,978,388

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.

V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

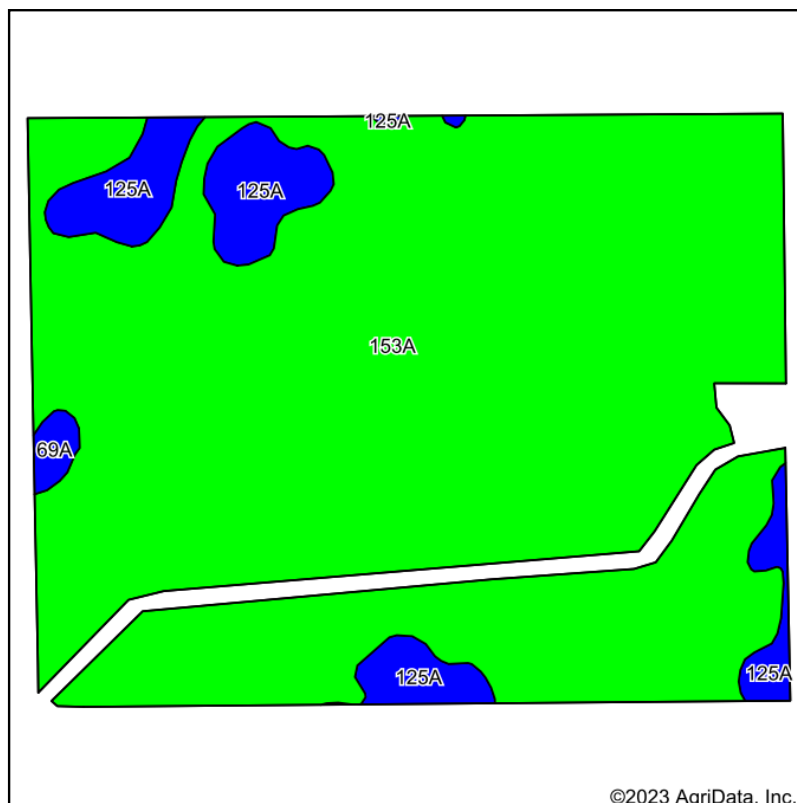
Moore & Warner
Farm Real Estate, LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

Farmland Management
Farmland Investing & Brokerage
Consulting

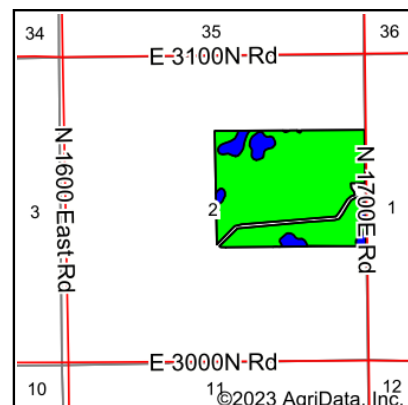
Farmland for Sale

119.18 Acres +/- in Ford County, IL

Soils Map



Soils data provided by USDA and NRCS.



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

Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL053, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e 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
Weighted Average						182.4	59.7	70	91.8	0.00	5.36	135.4	

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

^a UNF = unfavorable; FAV = favorable

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

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

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

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

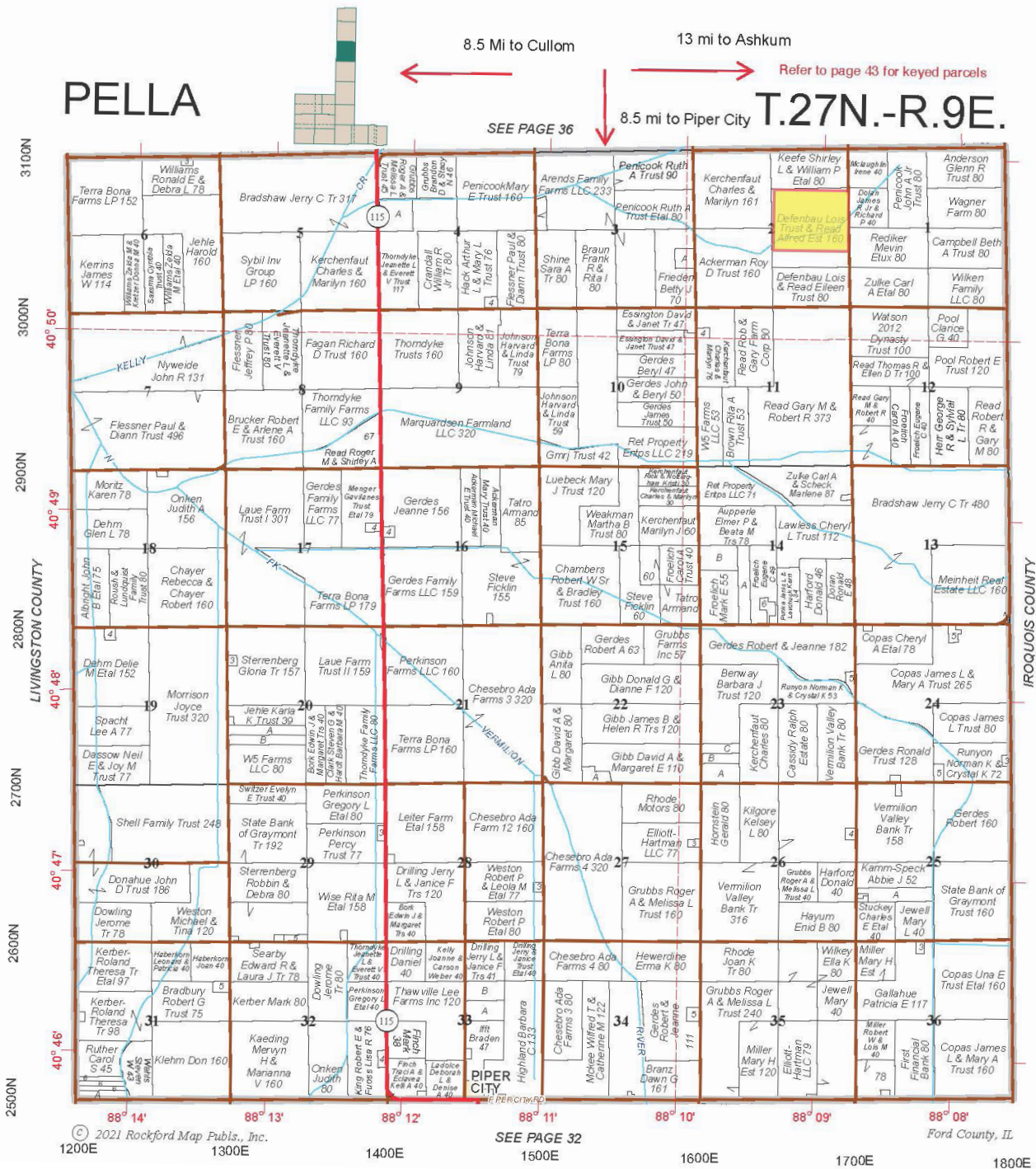
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Moore & Warner
Farm Real Estate, LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

Farmland Management
Farmland Investing & Brokerage
Consulting

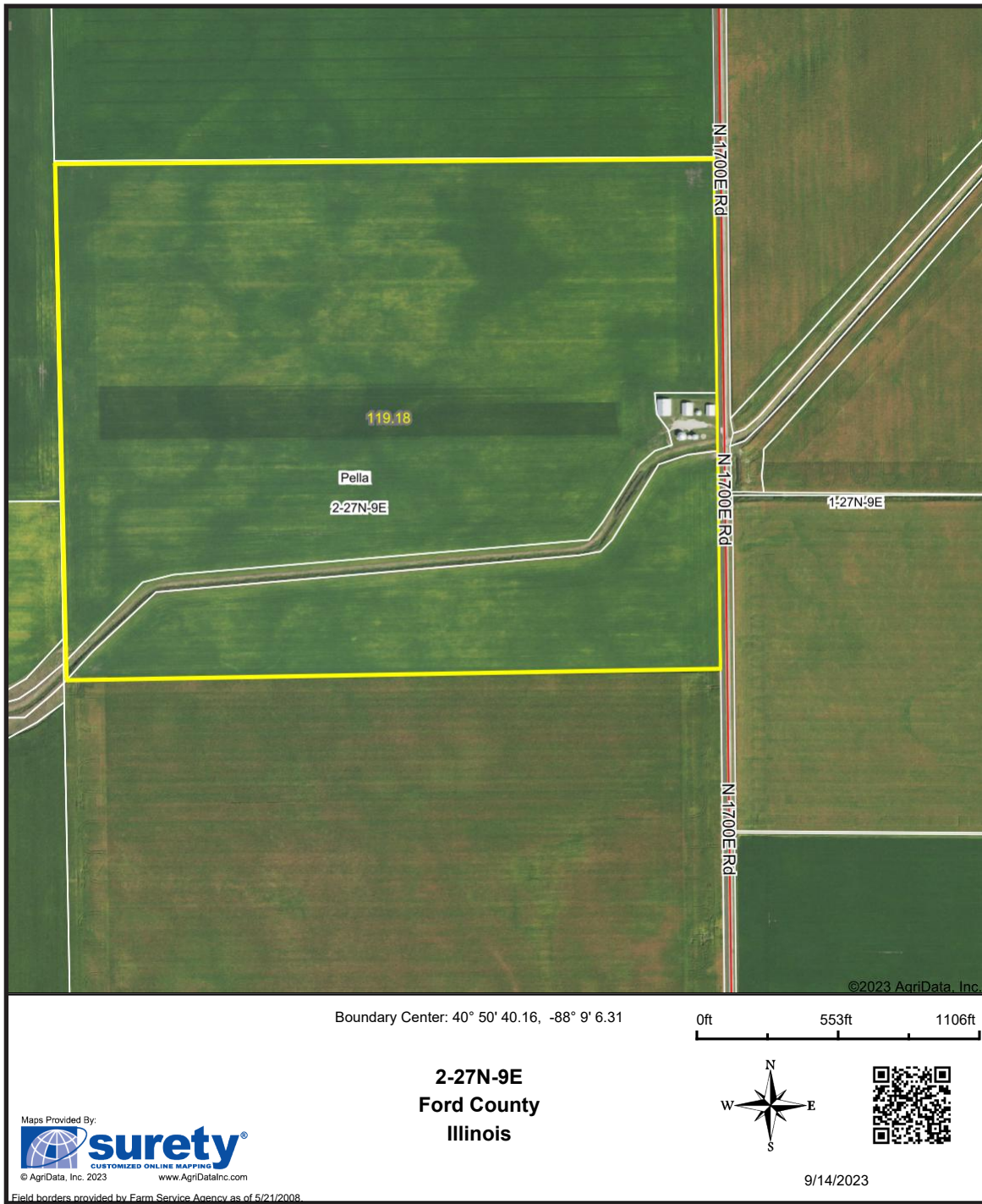
Plat Map



Farmland for Sale

119.18 Acres +/- in Ford County, IL

Aerial Map



V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Moore & Warner
Farm Real Estate, LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

Farmland Management
Farmland Investing & Brokerage
Consulting

Farmland for Sale

119.18 Acres +/- in Ford County, IL



V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com

Moore & Warner
Farm Real Estate, LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

Farmland Management
Farmland Investing & Brokerage
Consulting