

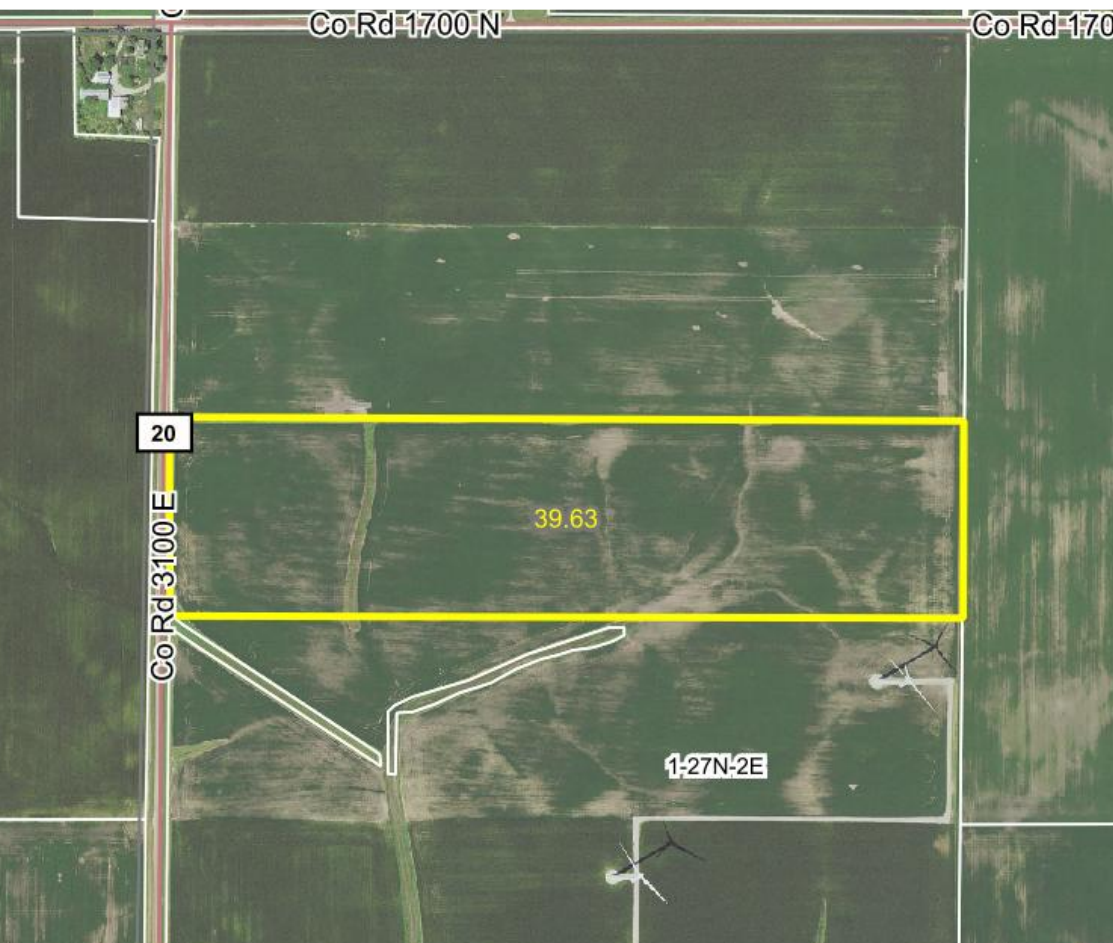
# Farmland for Sale

## 39.63 Acres +/- in Woodford County, IL

### Young Farm

Woodford County  
Panola Township

- Listing Price:  
\$14,900/acre
- Estimated Cropland  
Acres: 38.86



### 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

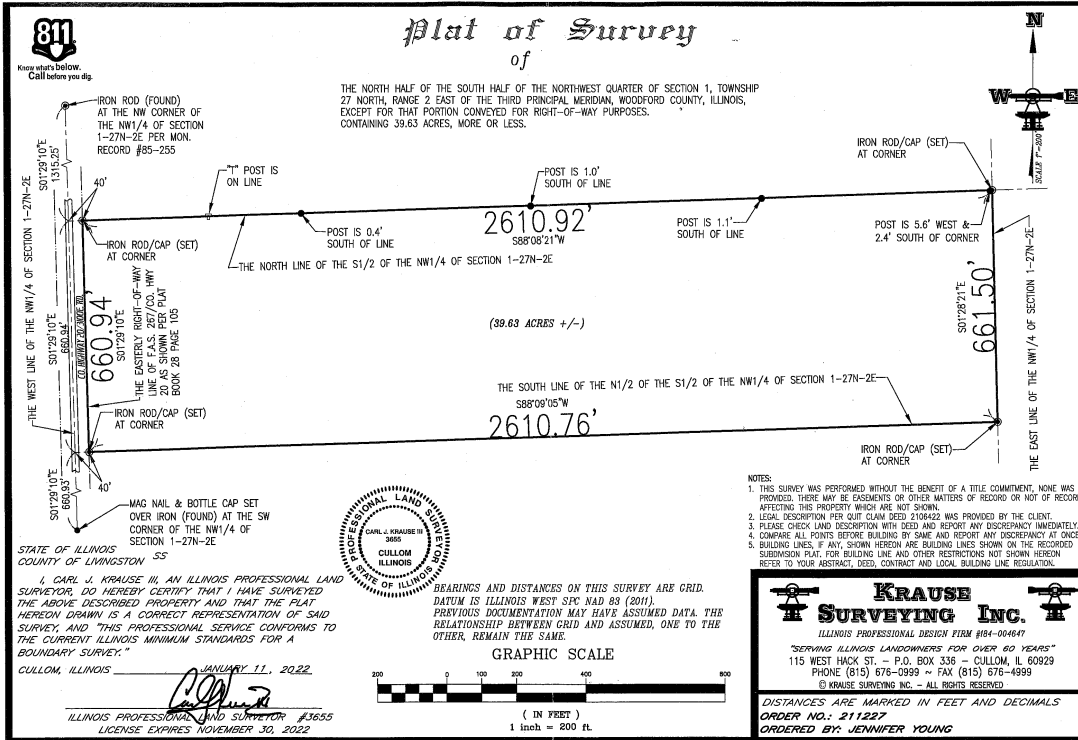
ralbert@moore-warner.com

### Jonah Kolb, AFM

*Designated Managing Broker*

(217) 935-9799

jkolb@moore-warner.com



Listing Price  
**\$14,900 per tax acre**

**39.63 acres @  
\$14,900/acre =  
\$590,487**

Location  
**Sec 1  
Panola Township  
Woodford County, IL**

The Young farm offers productive Illinois soils in the heart of the corn belt. Located 3.5 miles east of Panola, in Woodford County. This farm has been very well cared for by long time tenants. There is a nearby tile outlet that could serve future drainage projects.

### Soils / Productivity

Crop Productivity Index 123.0  
Primarily Streater and Swigert Silt Clay Loam

### Terms

Ten percent (10%) earnest money due at contract execution with balance due at closing scheduled within 30 days of contract date.

### Lease

Open Lease for 2025

### FSA Data

FSA Cropland Acres: 38.86

### Real Estate Taxes

2023 Taxes Payable 2024 - \$33.11/acre

PIN: 12-01-100-005

### Legal

The North Half of the South Half of the Northwest Quarter of Section 1, Township 27 North, Range East of the third Principle Meridian, Woodford County, Illinois Containing 39.63 Acres, more or less.

*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.*

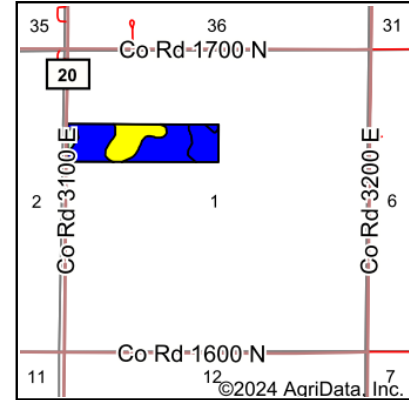
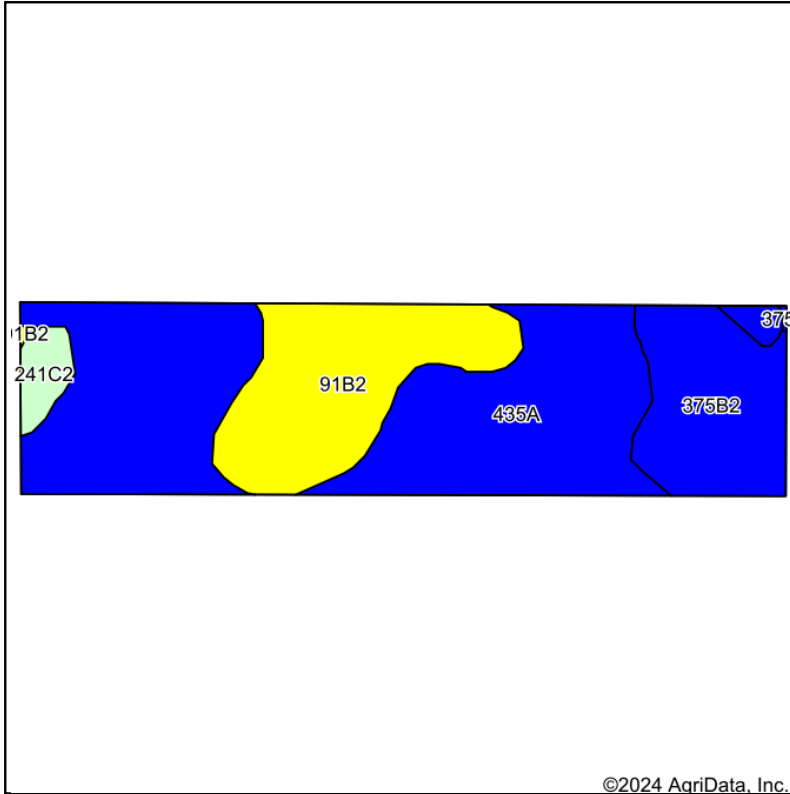
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**Farmland Investing & Brokerage**  
**Consulting**



### Soils Map



State: **Illinois**  
 County: **Woodford**  
 Location: **1-27N-2E**  
 Township: **Panola**  
 Acres: **39.63**  
 Date: **8/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL203, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall
**435A	Streator silty clay loam, 0 to 2 percent slopes	22.18	56.0%		**177	**58	**69	**131	67
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	9.40	23.7%		**147	**48	**59	**110	56
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	6.89	17.4%		**169	**54	**67	**125	67
**241C2	Chatsworth silty clay loam, 4 to 7 percent slopes, eroded	1.16	2.9%		**92	**33	**33	**70	38
<b>Weighted Average</b>					<b>166</b>	<b>54.2</b>	<b>65.2</b>	<b>123.2</b>	<b>*n 63.5</b>

**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: 02-08-2023

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

\*n: The aggregation method is "Weighted Average using all components"

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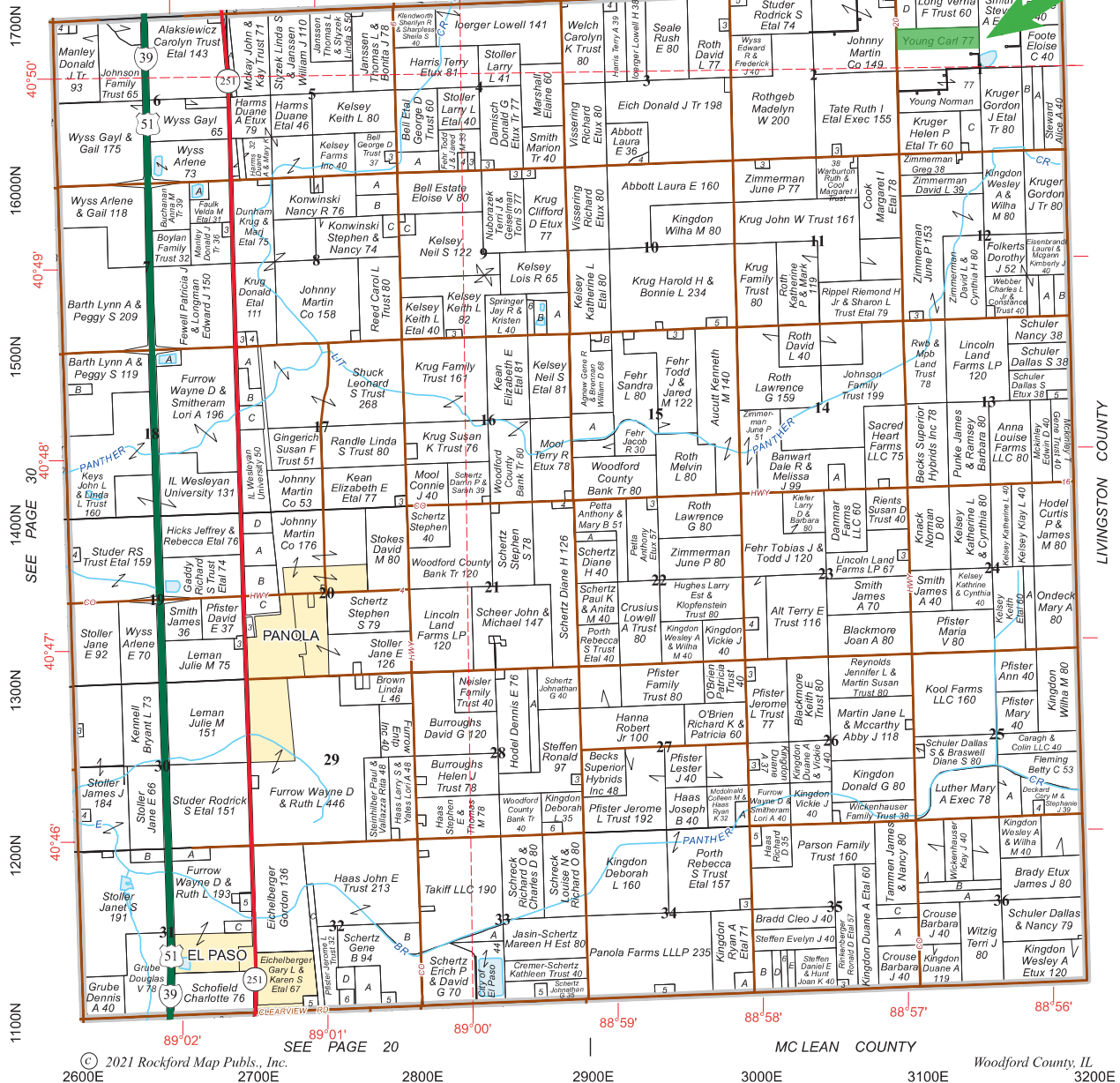
### Plat Map

PANOLA

Refer to page 52 for keyed parcels

T.27N.-R.2E.

SEE PAGE 42



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