



Farmland for Sale

60.00 Acres +/- in DeWitt County, IL

Haab-Wapella Farm
DeWitt County
Wilson Township

Listing Price:
\$16,950/acre

- FSA Tillable Acres:
60.63
- PI: 138.6 Primarily
Sable and Catlin Silt
Loam



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

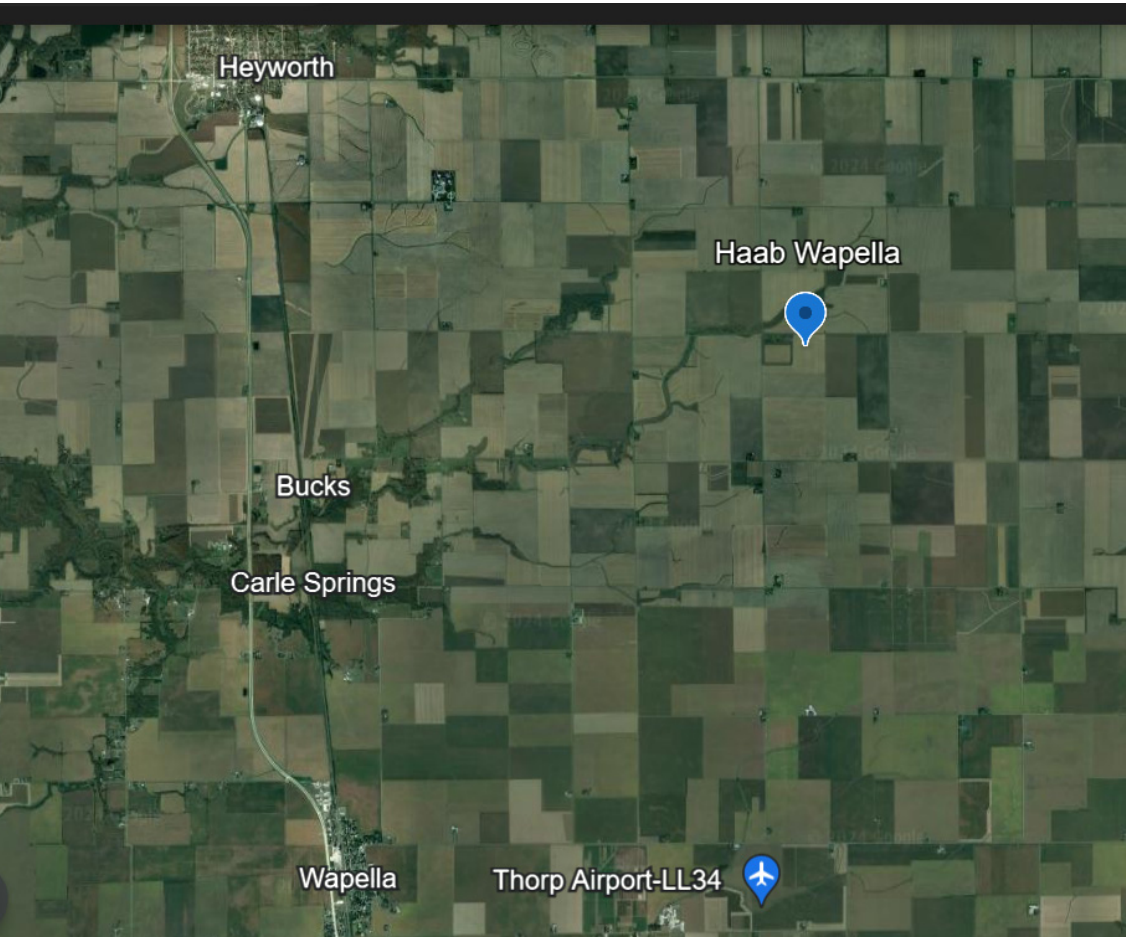
Designated Managing Broker

(217) 935-9799

jkolb@moore-warner.com

Farmland for Sale

60.00 Acres +/- in DeWitt County, IL



Listing Price
\$16,950 per tax acre

60.00 acres @
\$16,950/acre =
\$1,017,000

Location
Sec 17
Wilson County
DeWitt County, IL

Open 2024 Lease

Legal

The Northeast 1/4 of the Northwest 1/4 and the South 1/2 of the Northwest 1/4 (Excepting the South 983.95 feet thereof) of Section 17, Township 21 North, Range 3 East of the 3rd Principal Meridian, DeWitt County, Illinois.

Soils / Productivity

Crop Productivity Index 138.6
Primarily Sable and Catlin Silt Loam

FSA Data

FSA Tillable Acres: 60.63

Real Estate Taxes

2022 Taxes Payable 2023 - \$38.26/acre
PIN: 03-17-100-010

Terms

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

5 Year APH

Corn - 241 bu/ac
Beans - 73 bu/ac

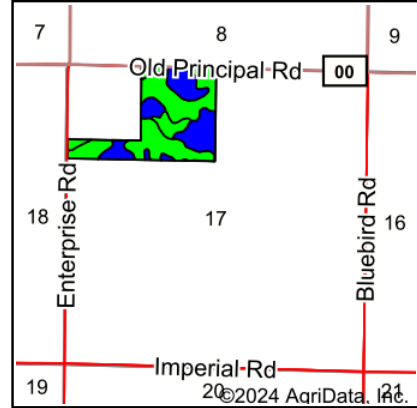
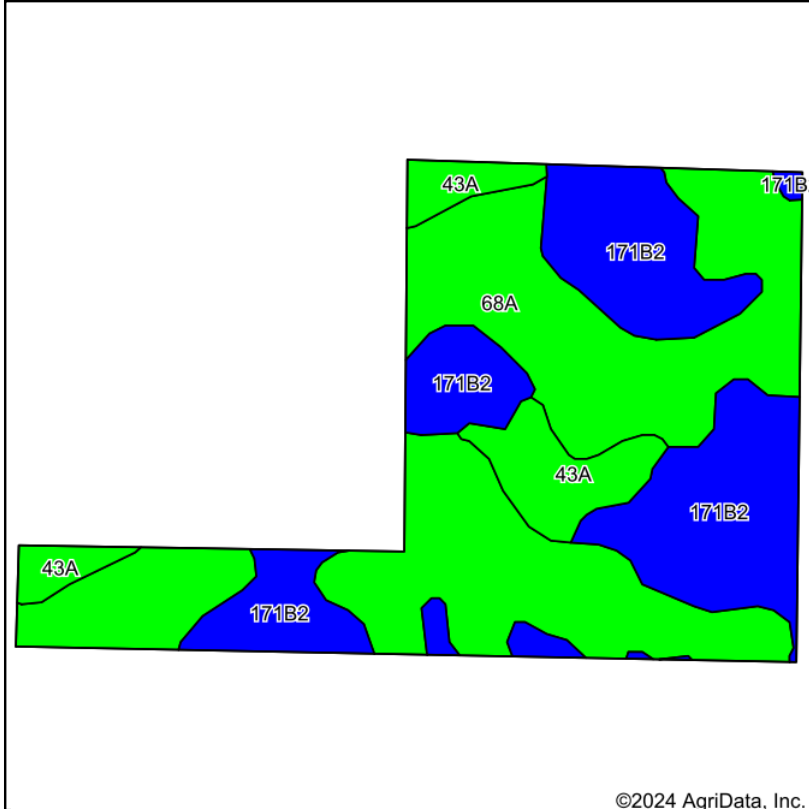
Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.

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

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Farmland Management
Farmland Investing & Brokerage
Consulting

Soils Map



State: **Illinois**
 County: **De Witt**
 Location: **17-21N-3E**
 Township: **Wilson**
 Acres: **60.63**
 Date: **2/5/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn
**68A	Sable silty clay loam, 0 to 2 percent slopes	32.99	54.4%		FAV	**192	**63	**74	**143	84	84
**171B2	Cattin silt loam, 2 to 5 percent slopes, eroded	21.66	35.7%		FAV	**178	**56	**69	**131	75	75
43A	Ipava silt loam, 0 to 2 percent slopes	5.98	9.9%		FAV	191	62	77	142	89	89
Weighted Average						186.9	60.4	72.5	138.6	*n 81.3	*n 81.3

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"

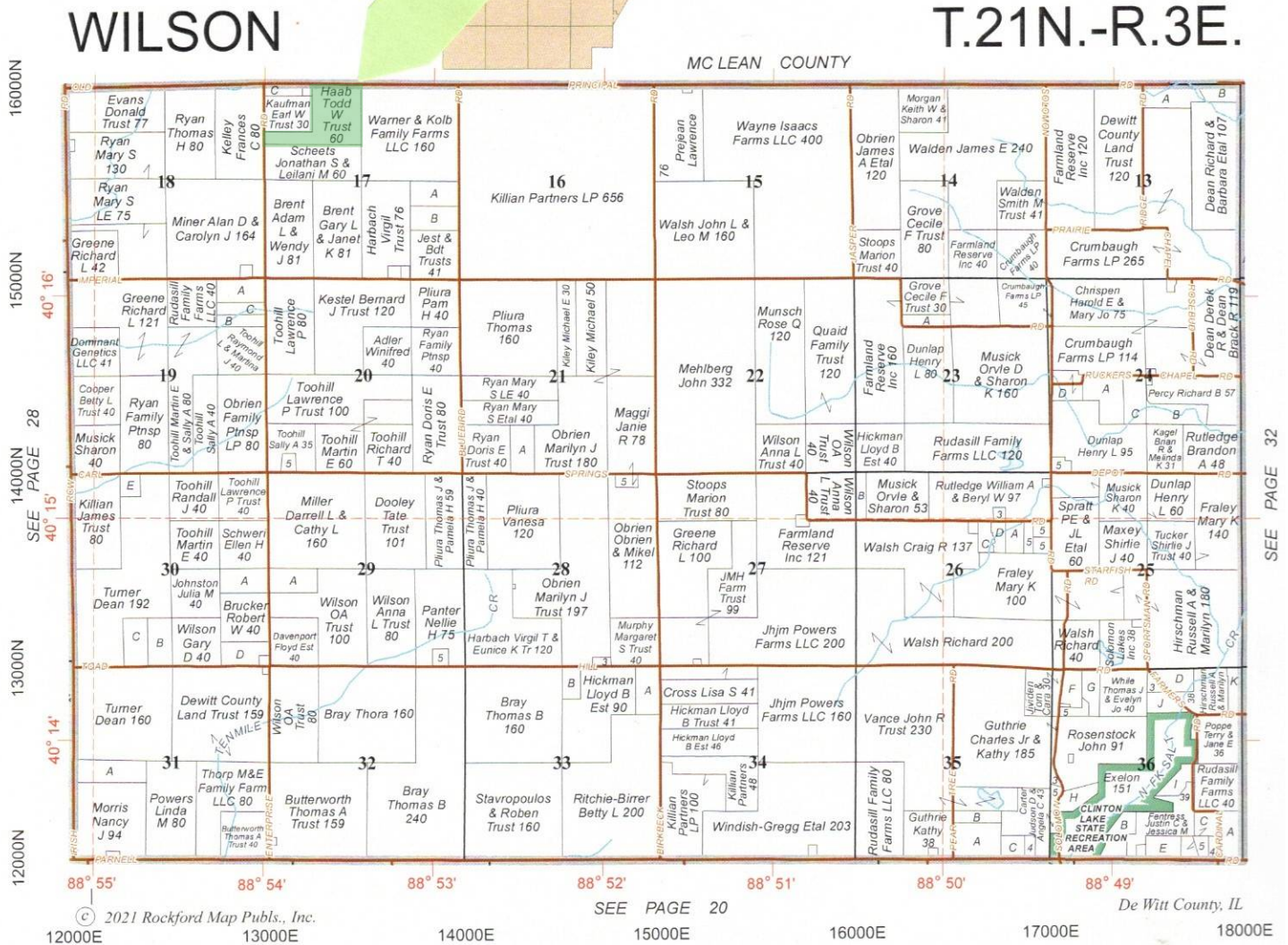
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Plat Map

Refer to page 41 for keyed parcels



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