

# Farmland for Sale 30.00 Acres +/- in DeWitt County, IL

### Old Settlers Farm DeWitt County Tunbridge Township

Listing Price: \$14,900/acre

- FSA Tillable Acres: 30.69
- PI: 137.1 Primarily Osco and Ipava 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 30.00 Acres +/- in DeWitt County, IL



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

30.0 acres @ \$14,900/acre = \$447,000

Location
Sec 8
Tunbridge County
DeWitt County, IL

#### Legal

The West Thirty (30) Acres of the East Half (E½) of the Northwest Quarter (NW¼) of Section Eight (8), Township Nineteen (19) North, Range One (1) East of the 3rd Principal Meridian.

#### **Soils / Productivity**

Crop Productivity Index 137.1 Primarily Osco and Ipava Silt Loam

#### FSA Data

FSA Tillable Acres: 30.69

#### **Real Estate Taxes**

2022 Taxes Payable 2023 - \$40.61/acre PIN: 11-08-100-007

#### **Terms**

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

#### **Licensee Ownership Disclosure**

V. Ross Albert, a licensed real estate broker with Moore & Warner Farm Real Estate, LLC, holds ownership, control, or other interests in the Seller.

<u>Disclaimer and Agency Disclosure</u>: 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

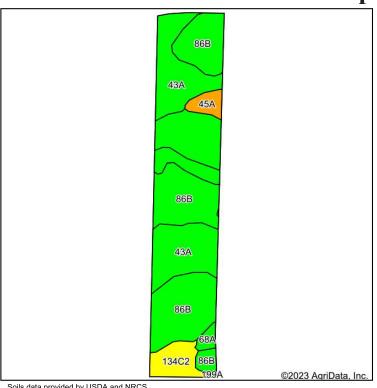
Moore & Warner
Farm Real Estate , LLC
100 S. Center St., Suite 301
Clinton, IL 61727
www.moore-warner.com

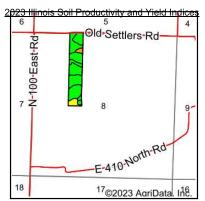
Farmland Management
Farmland Investing & Brokerage
Consulting



### Farmland for Sale 30.00 Acres +/- in DeWitt County, IL

#### Soils Map





State: Illinois De Witt County: 8-19N-1E Location: Township: Tunbridge Acres: 30.69 Date: 11/15/2023





Soils data	provided	by USDA	and NRCS.
------------	----------	---------	-----------

Area Symbol: IL039, Soil Area Version: 15												
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Sorghum <i>c</i> Bu/A		Grass-legu me <b>e</b> hay, T/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	16.89	55.0%		**187	**59	**74	**100	0	**6.76	0.00	**138
43A	Ipava silt loam, 0 to 2 percent slopes	10.34	33.7%		191	62	77	100	0	0.00	5.90	142
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	1.99	6.5%		**154	**47	**60	**81	0	**4.46	0.00	**111
45A	Denny silt loam, 0 to 2 percent slopes	0.92	3.0%		159	52	64	77	0	0.00	4.90	118
**68A	Sable silty clay loam, 0 to 2 percent slopes	0.47	1.5%		**192	**63	**74	**99	0	0.00	**5.80	**143
199A	Plano silt loam, 0 to 2 percent slopes	0.08	0.3%		194	60	74	103	0	7.00	0.00	142
Weighted Average				185.5	59.1	73.8	98.1	*_	4	2,2	137.1	

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

\*\* Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

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.



## Farmland for Sale 30.00 Acres +/- in DeWitt County, IL

#### Plat Map Refer to page 40 for keyed parcels **TUNBRIDGE** T.19N.-R.1E SEE PAGE VanHoorn Marvin & Robin Trust 157 Clark James W Trust 144 Stein N H 103 5 Harbach Virgil Trust 174 VanHoorn Robin Trust Etal 212 Irwin Raymond R Trust 32 Cooke Elta T Trust 82 Marshall Billiemarie 130 40,07 Hughes Denzil A & Sandra K 342 Xamis James P & Cathy D Kinney Cynthia E 42 Wright Leland D & Patsy C 85 Wright Leland D & Patsy C 104 Ferrill Thomas R & Tracy L 72 Monts Rohald W 35 Sue 40 Marvel LLM & CRM Trust 93 Warner KENNEY Public Library Dist 71 Thomas Holf & Jat Trust 158 400 BKC Farms 107 3000N COUNTY 10 Irvin Joan 160 Clark L& N PAGE Trapp & Reinecke Etal 80 Holtz Carl M & Maureen C 80 LOGAN Surber Gary W & Patricia A 153 Smith Greene Vincent O 252 N Nanc L 60 Wrage Jack R & Sherri L Trusts Trusts 43 Steven A & Lisa A Augsburg Kathryn A Trust 284 Clark L & Surber Gary W & Patricia 19 Clark Trust Etal 76 Cyrulik Michael & Roger Etal 160 Virginia L 160 Young Donald M & Clark Gertrude E Trust Irvin Joan 80 Brown Loyd A & Hertz Randall 97 ( Young Donald M & Sheila A 116 Takiff LLC 89 McCormick Trust 160 Rybolt James Trust 160 92131 LLC 80 ROWELL Hoffmar Harbach Vickie L Vickie L Trust 40 Reeser Richard 120 Turtle Pines LLC 94 Heritage Rau Betty J 348 Farms Farms LLC 163 Mary J 80 nor Williston Joan Bopp Tr 191 Regan John F 82 John Heritage Brandon Family Farms LLC 160 Farms LLC 165 Hitchens Ruth E 131 Trowbridge John R 193 Anderson John & Joan Trs 129 Stockbarger Richard H 160 31 & Dewitt 45 Rybolt Kenneth E 4 Woolnor Farms LLC 80 Sueppe Charles J 160 © 2015 Rockford Map Publs., Inc. 89° 02' De Witt County, IL 89° 03' 89° 07' 89° 06' 89° 04 MACON COUNTY 3000E

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

4000E

2000E

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

5000E