



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

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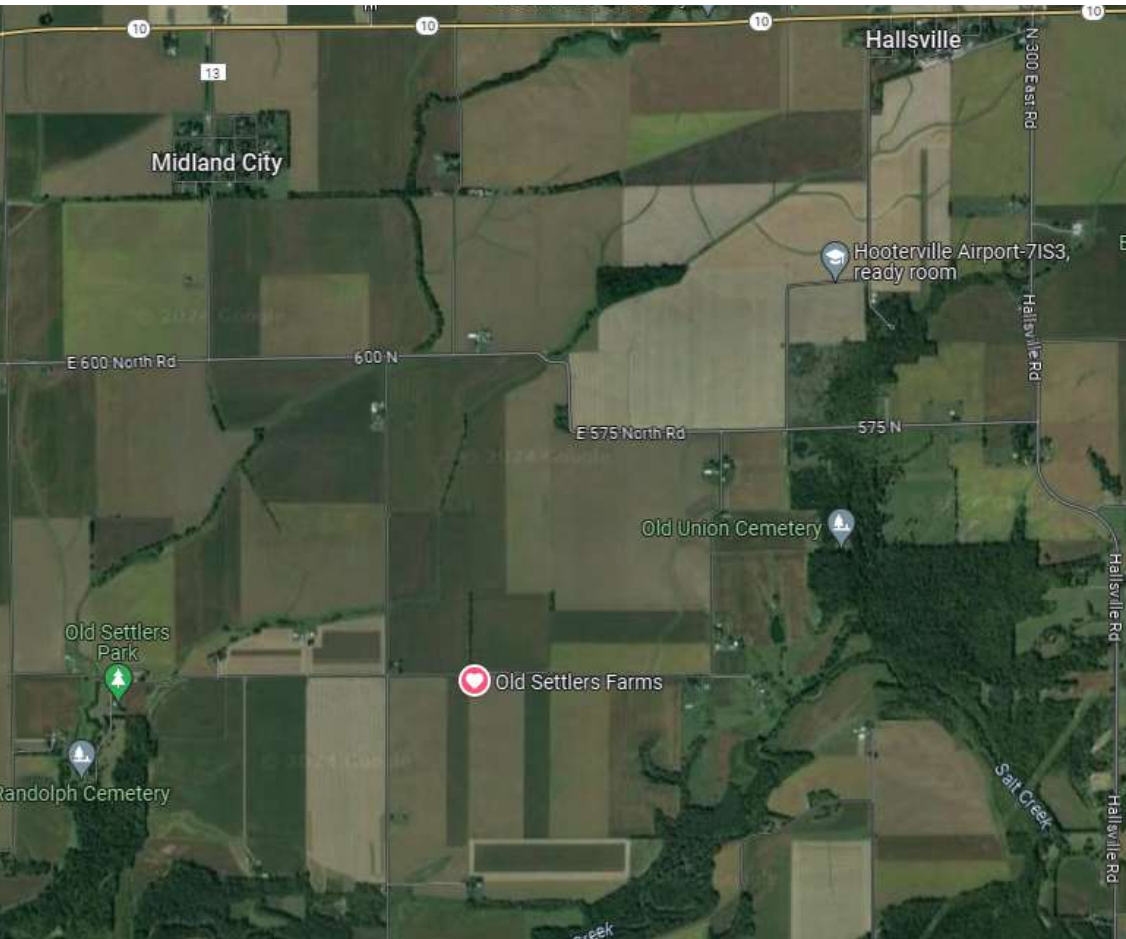
Designated Managing Broker

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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 (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) 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.

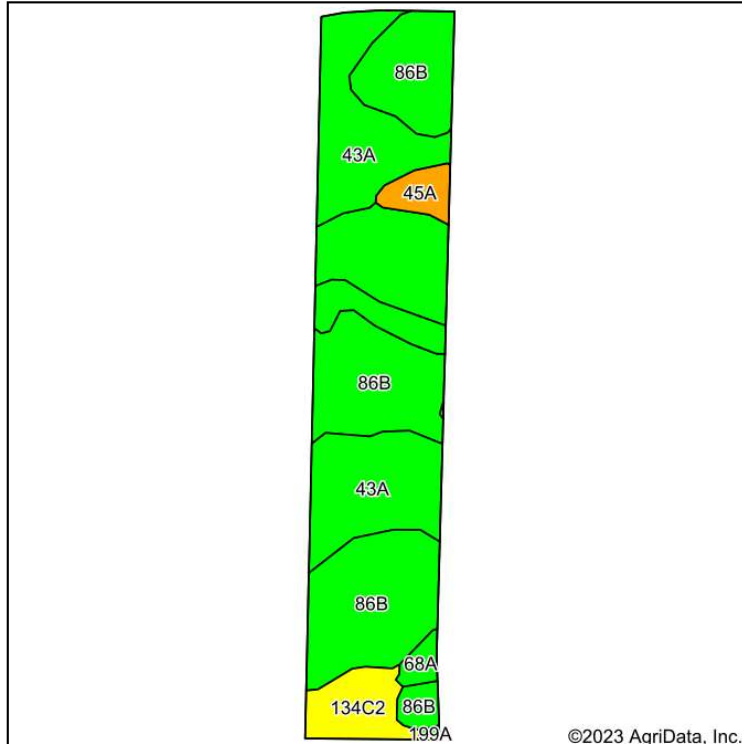
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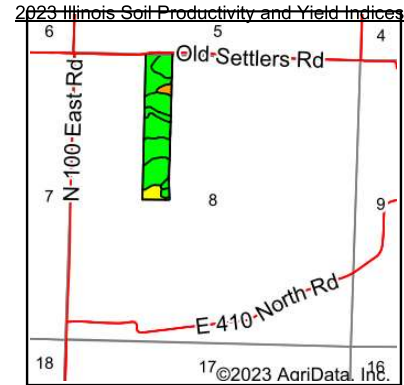
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Farmland Management
Farmland Investing & Brokerage
Consulting

Soils Map



Soils data provided by USDA and NRCS.



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



Area Symbol: IL039, Soil Area Version: 15												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum Bu/A <i>c</i>	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> 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.

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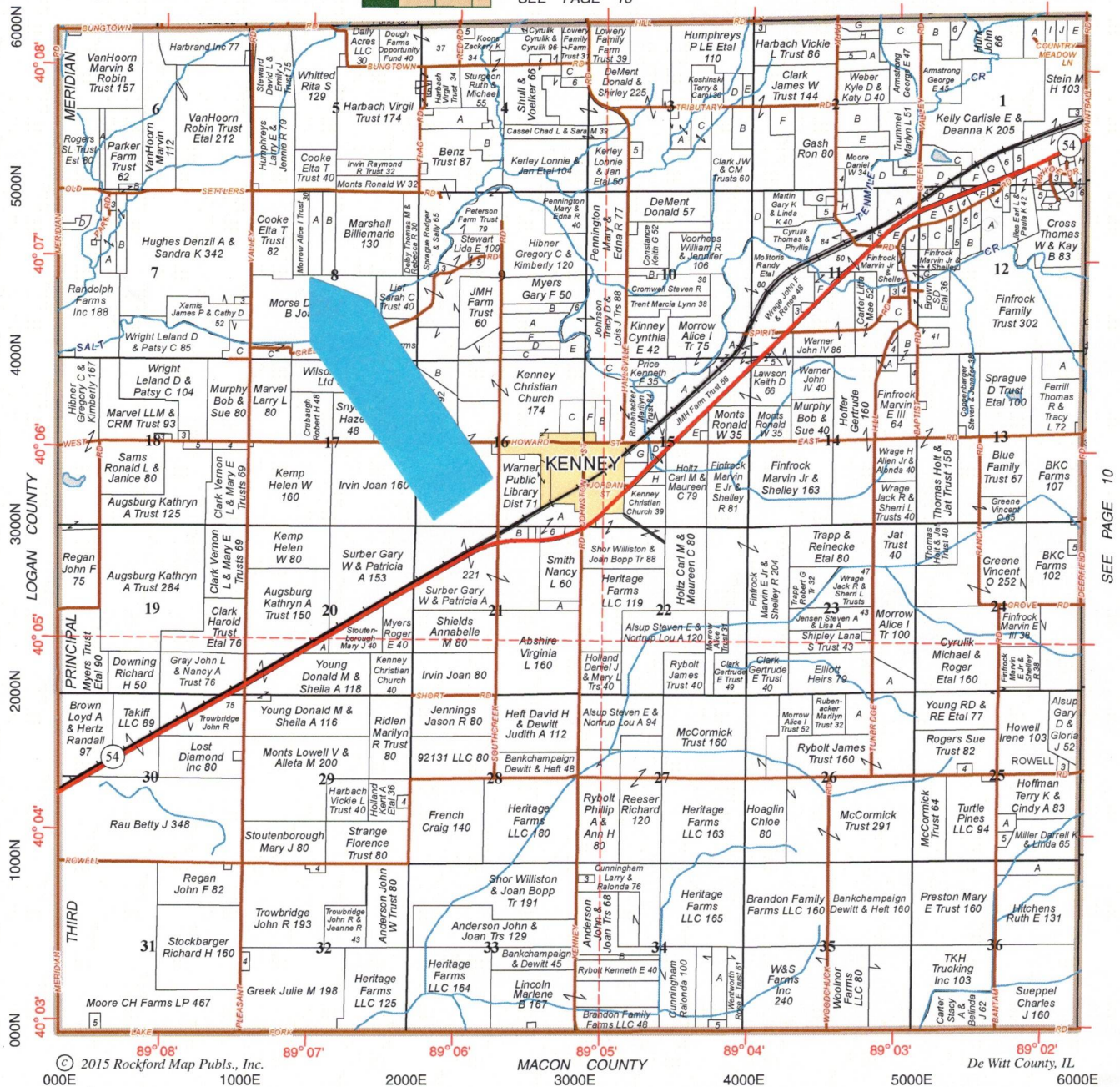
Plat Map

Refer to page 40 for keyed parcels

TUNBRIDGE

SEE PAGE 16

T.19N.-R.1E.



SEE PAGE 10

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MACON COUNTY

De Witt County, IL

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