

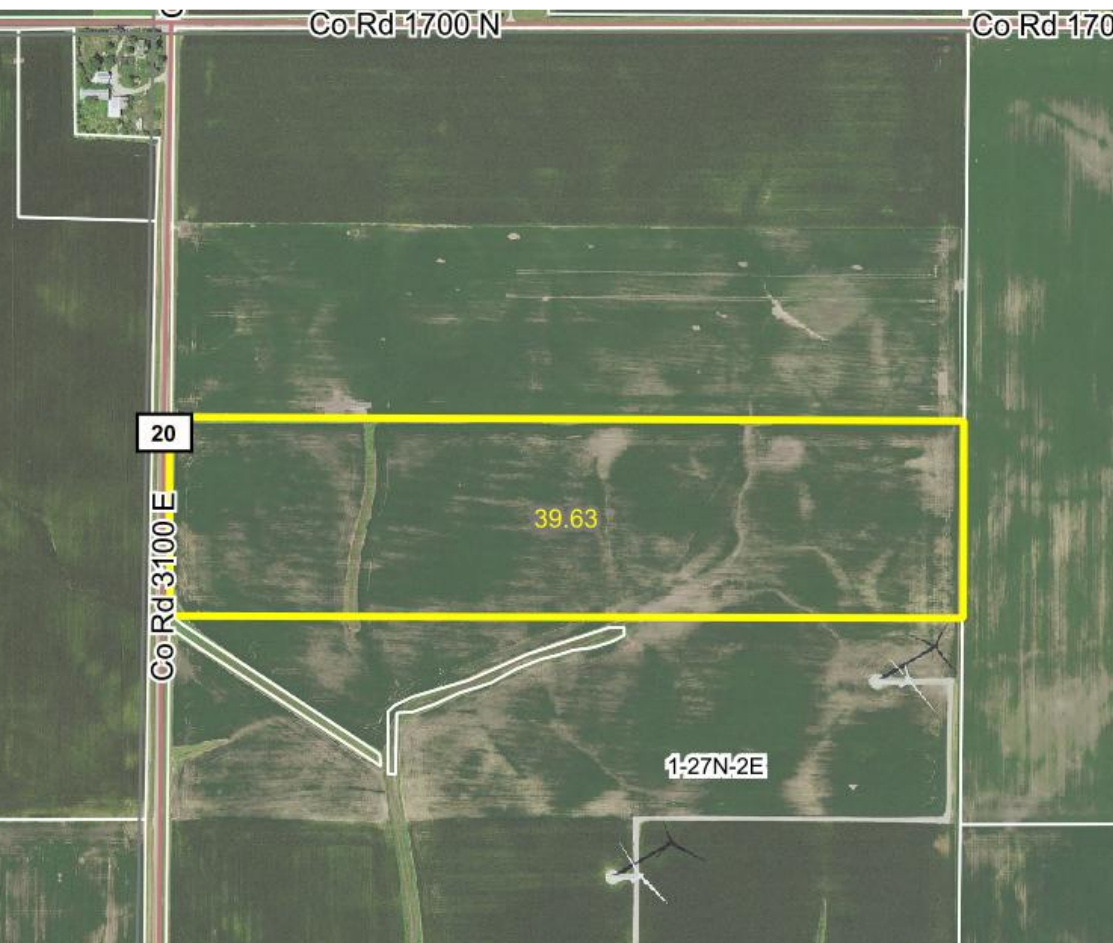
# Farmland for Sale

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

### Young Farm

Woodford County  
Panola Township

- Listing Price:  
\$13,700/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](http://www.moore-warner.com)

**V. Ross Albert, AFM**

*Farm Manager, Broker*

(309) 261-2230

[ralbert@moore-warner.com](mailto:ralbert@moore-warner.com)

**Jonah Kolb, AFM**

*Designated Managing Broker*

(217) 935-9799

[jkolb@moore-warner.com](mailto:jkolb@moore-warner.com)



**39.63 acres @  
\$13,700/acre =  
\$542,931**

## Location Sec 1

# Panola Township

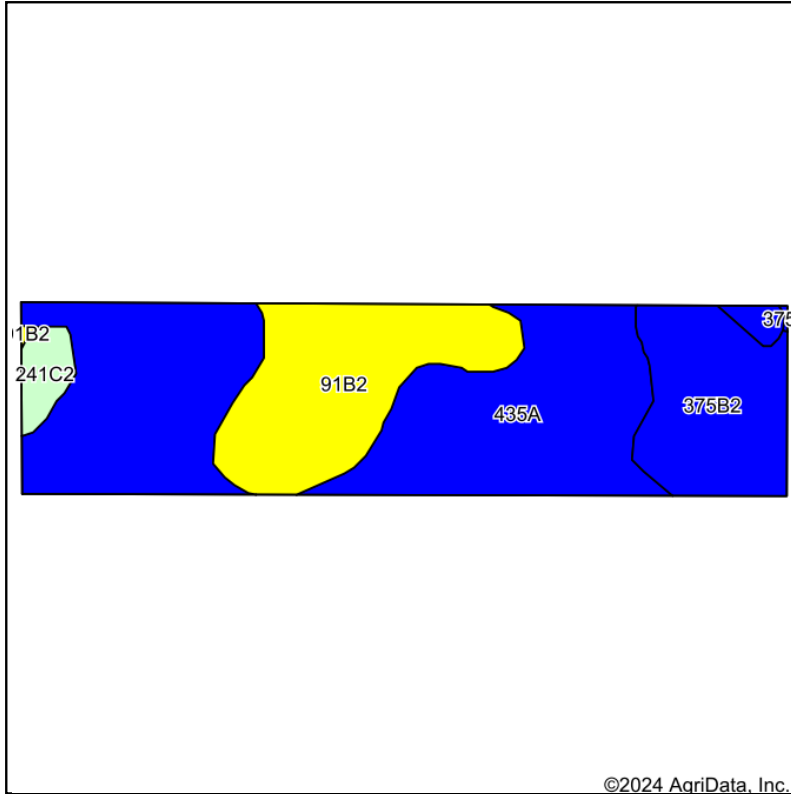
## Woodford County, IL

**Farmland Management  
Farmland Investing & Brokerage  
Consulting**

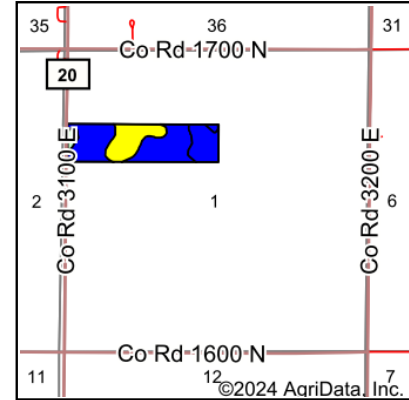
**V. Ross Albert, AFM**  
***Farm Manager, Broker***  
**(309) 261-2230**  
**ralbert@moore-warner.com**



### Soils Map



Soils data provided by USDA and NRCS.



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



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



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
Weighted Average					166	54.2	65.2	123.2	*n 63.5

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

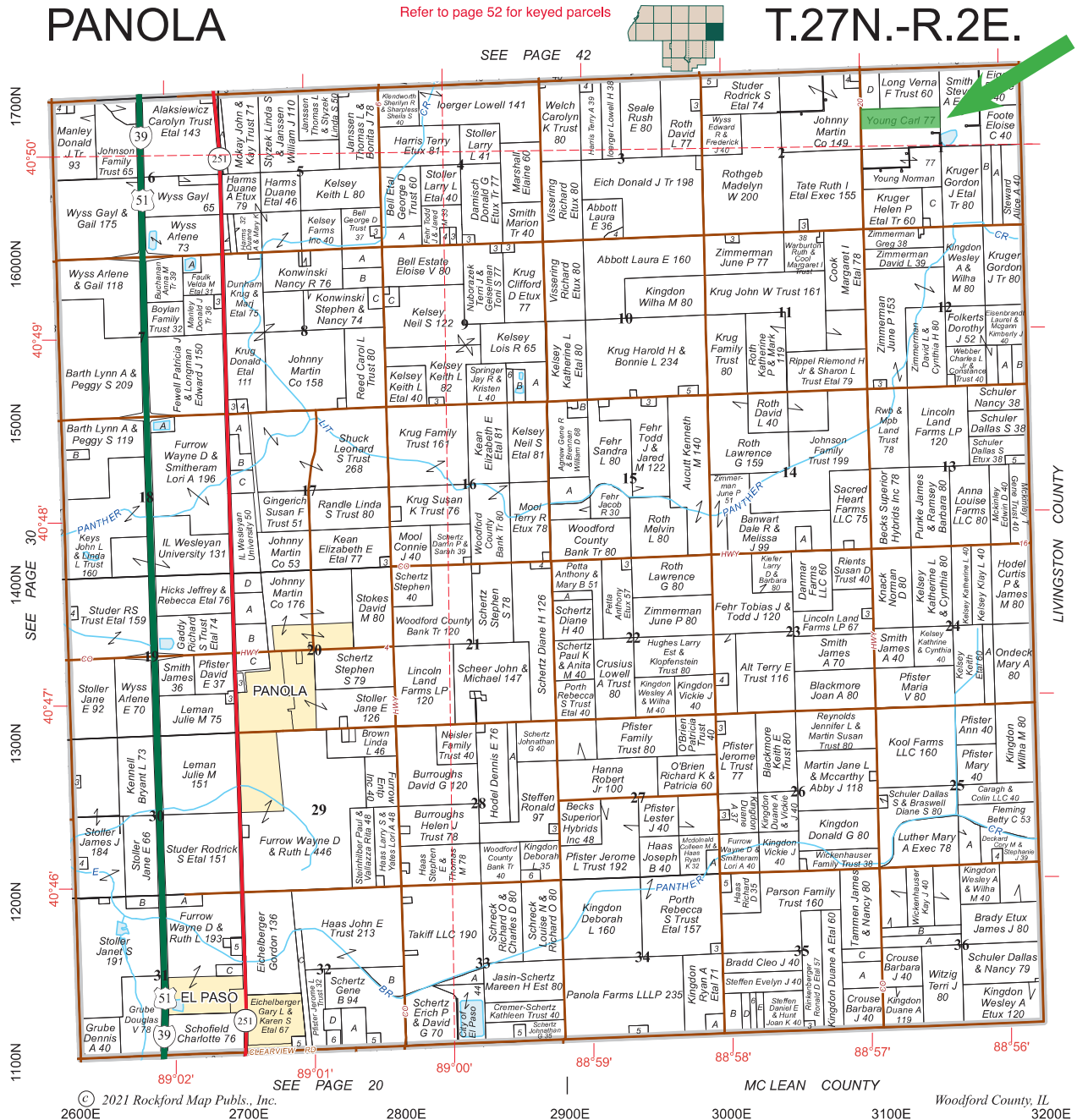
\*n: The aggregation method is "Weighted Average using all components"

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

**Moore & Warner**  
**Farm Real Estate, LLC**  
100 S. Center St., Suite 301  
Clinton, IL 61727  
[www.moore-warner.com](http://www.moore-warner.com)

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

### Plat 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**