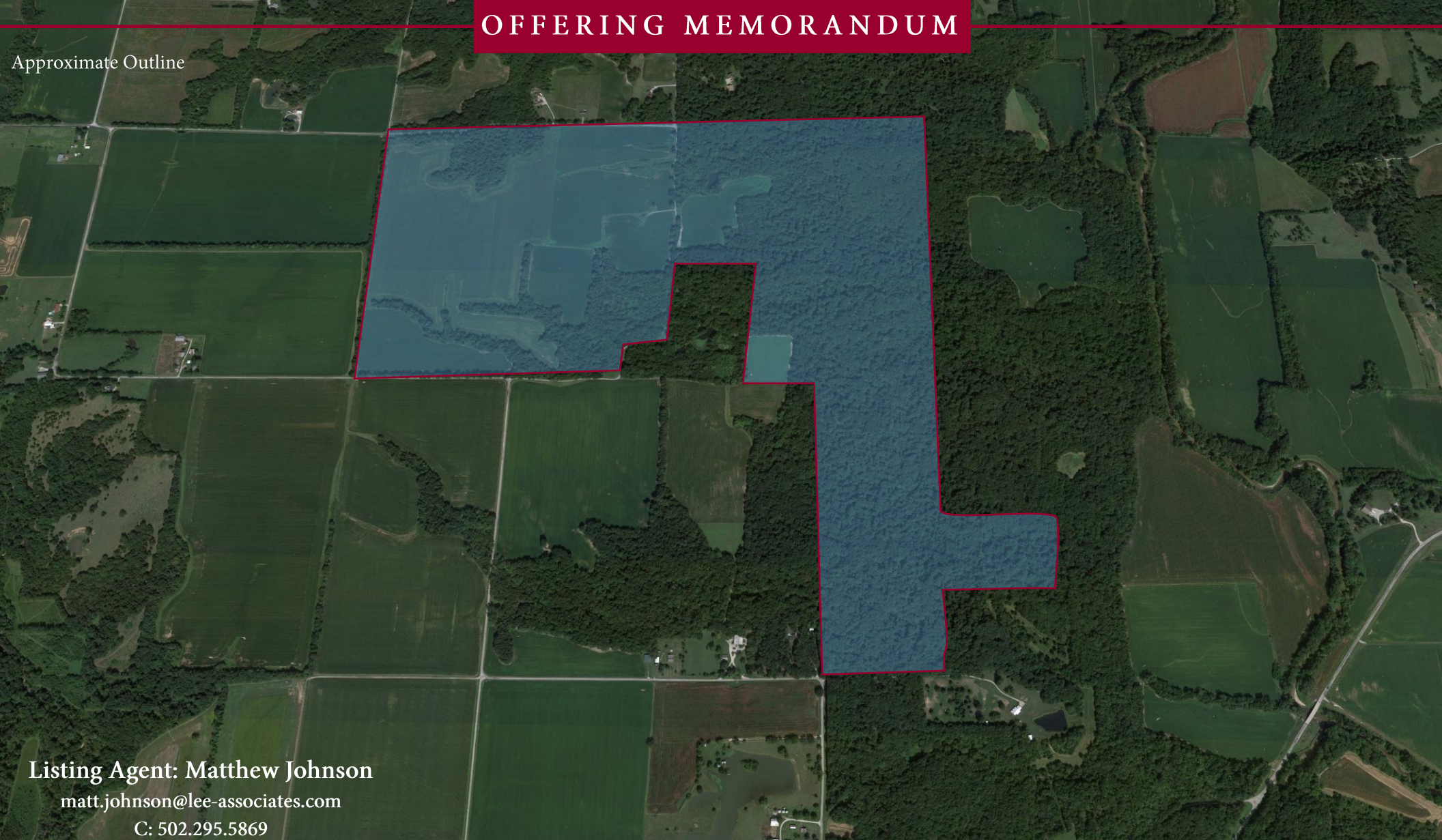


OFFERING MEMORANDUM

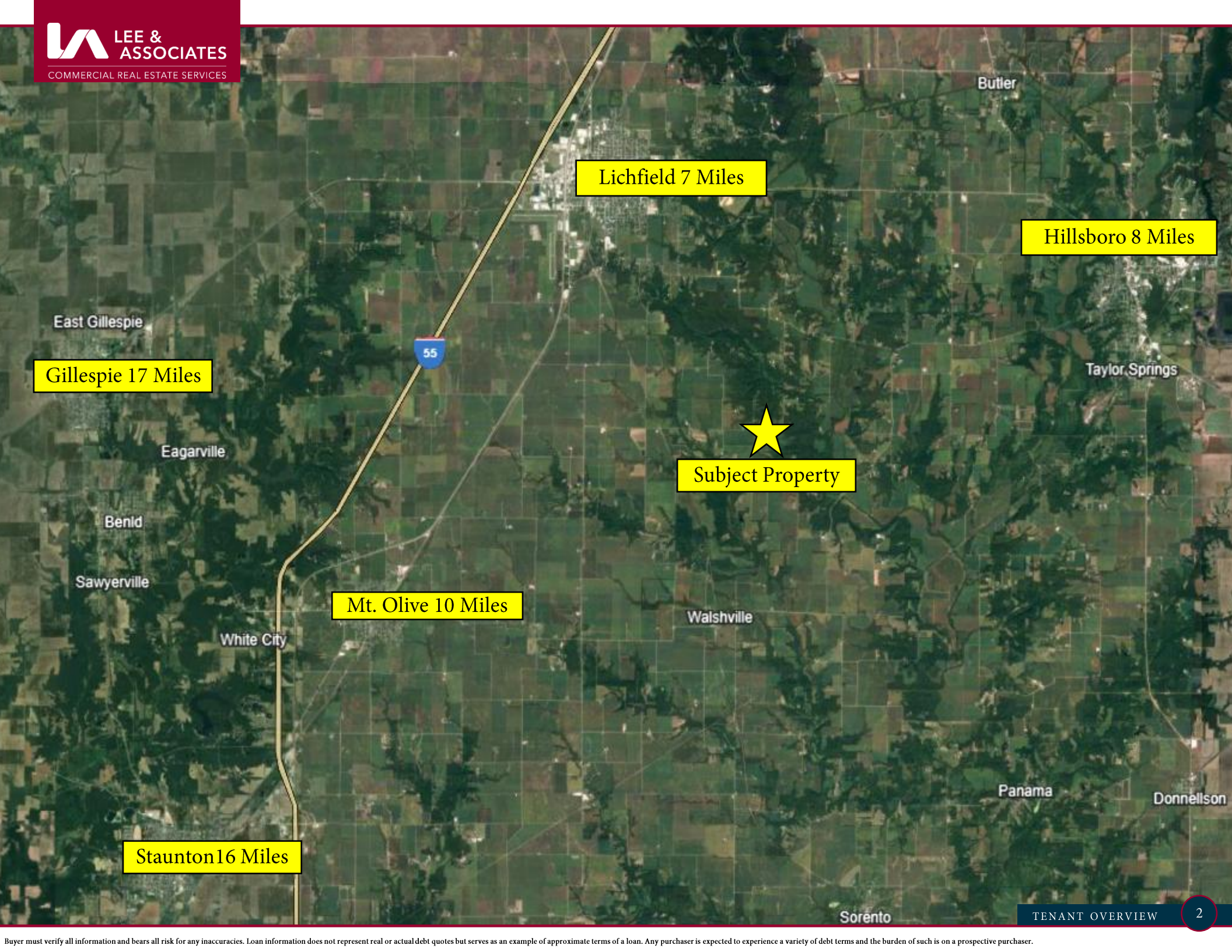
Approximate Outline



Listing Agent: Matthew Johnson
matt.johnson@lee-associates.com
C: 502.295.5869

Farm & Recreational Land For Sale

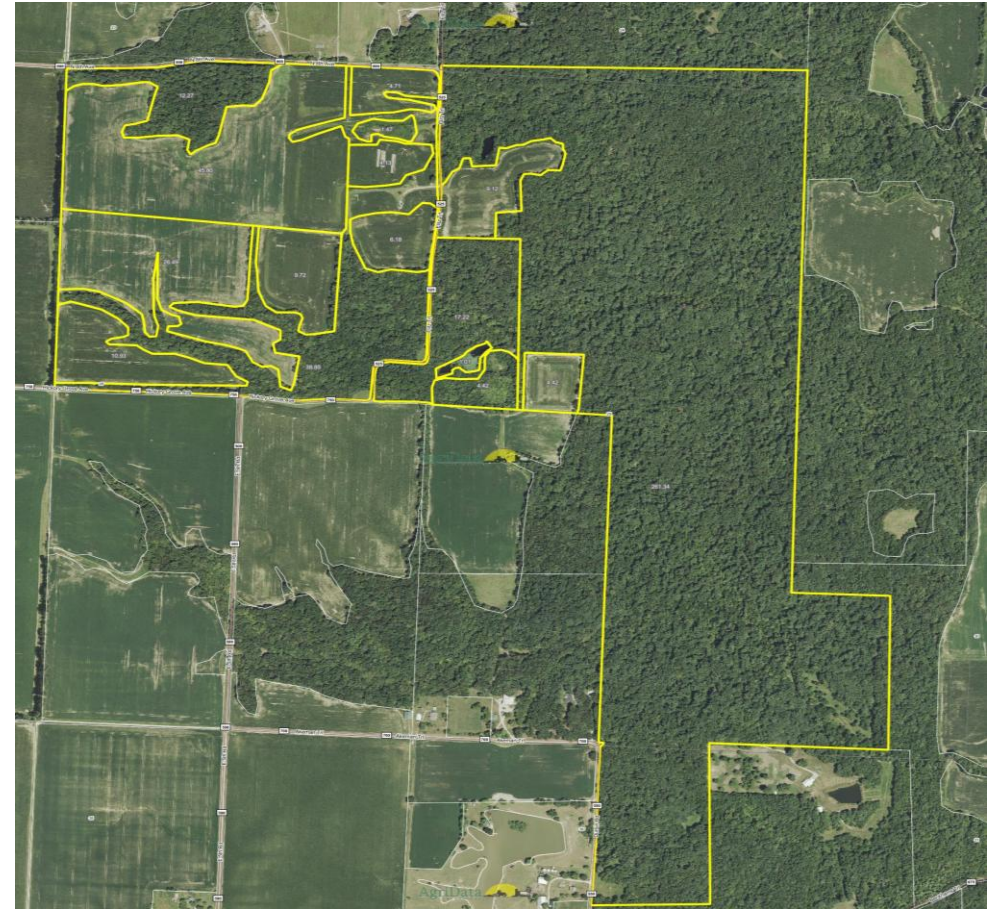
391.92 Acres | \$2,600,000 (\$6,634/Acre)



PROPERTY SUMMARY

APN: 15-26-200-004
15-24-300-010
15-25-100-001
15-25-100-002
15-25-200-001
15-25-200-002
15-25-100-005
15-25-400-009

City State Zip	South Litchfield, IL
County	Montgomery County
Total Acreage	391.92
Tillable Acres	124.24+/-
Recreational/Lumber Acres	267.68+/-
Price	\$2,600,000
Price/Acre	\$6,634+/-

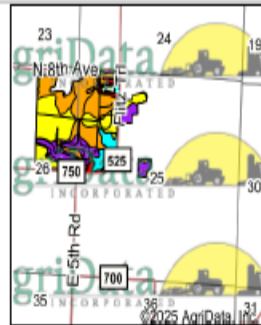
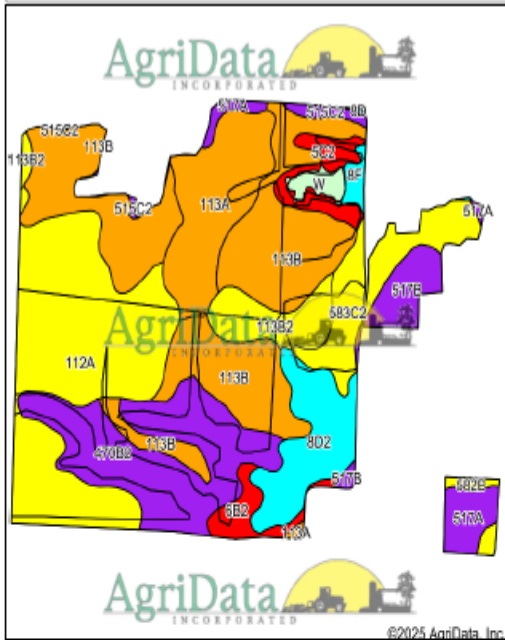


Lee & Associates is pleased to present a unique opportunity to acquire a high-quality tillable farm and more near Litchfield in Montgomery County, Illinois. The farm is located southeast of Litchfield, Illinois accessible by paved roads. The property consists of approximately 391.92 acres m/l subject to survey, with approximately 124.24 m/l tillable acres, and approximately 267.84 m/l acres of Timber and leasable hunting land.

The property is being sold as all or nothing for \$2,600,000.

The Listing agent has a direct family member that is part of the property's ownership

Soils Map



State: **Illinois**
County: **Montgomery**
Location: **25-8N-5W**
Township: **South Litchfield**
Acres: **161.82**
Date: **3/17/2025**

Map Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL135, Soil Area Version: 21															
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	ⁿ NCCPI Overall	ⁿ NCCPI Corn	ⁿ NCCPI Small Grains
113B	Ocoee silt loam, 2 to 5 percent slopes	41.42	25.7%		FAV	**162	**50	**82	0	**118	**5.20	**118	82	82	69
112A	Cowden silt loam, 0 to 2 percent slopes	35.32	21.8%		FAV	159	49	63	0	119	4.90	117	88	87	71
**470B2	Keller silt loam, 2 to 5 percent slopes, eroded	22.17	13.7%		UNF	**141	**47	**57	**80	0	**4.30	**108	80	80	66
113A	Ocoee silt loam, 0 to 2 percent slopes	14.49	9.0%		FAV	164	50	63	0	119	5.30	119	83	83	69
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	10.72	6.6%		FAV	**107	**37	**44	**50	0	**3.60	**82	74	74	61
**583C2	Pike silt loam, 5 to 10 percent slopes, eroded	9.94	6.1%		FAV	**150	**46	**59	0	**111	**4.00	**108	79	79	68

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	ⁿ NCCPI Overall	ⁿ NCCPI Corn	ⁿ NCCPI Small Grains
**113B2	Ocoee silt loam, 2 to 5 percent slopes, eroded	6.84	4.1%		FAV	**154	**47	**59	0	**112	**5.00	**112	68	67	60
**517B	Marine silt loam, 2 to 5 percent slopes	4.73	2.9%		FAV	**143	**45	**55	0	**112	**3.40	**103	87	87	71
517A	Marine silt loam, 0 to 2 percent slopes	4.39	2.7%		FAV	144	45	56	0	113	3.40	104	88	88	71
**5C2	Blair silt loam, 5 to 10 percent slopes, eroded	3.75	2.3%		UNF	**123	**40	**49	0	**98	**3.90	**93	77	76	68
**6B2	Fishhook silt loam, 2 to 5 percent slopes, eroded	3.07	1.9%		UNF	**123	**39	**47	**59	0	**3.60	**90	68	68	60
W	Water	1.56	1.0%												
**515C2	Bunkum silt loam, 5 to 10 percent slopes, eroded	1.32	0.8%		FAV	**137	**47	**53	0	**106	**3.80	**103	83	83	71
**582B	Homen silt loam, 2 to 5 percent slopes	1.13	0.7%		FAV	**149	**47	**55	0	**113	**3.80	**108	87	87	74
**8F	Hickory silt loam, 18 to 35 percent slopes	1.09	0.7%		FAV	**89	**30	**36	**41	0	**3.00	**68	24	24	21
**8D	Hickory silt loam, 10 to 18 percent slopes	0.08	0.0%		FAV	**112	**38	**46	**52	0	**3.70	**86	78	78	67
Weighted Average						148.9	46.8	58.3	13	88.5	4.6	109.4	ⁿ 80.6	ⁿ 80.3	ⁿ 67

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=52609>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL 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".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

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