



NILES FARM – 41.54 ACRES +/-  
MACON COUNTY, ILLINOIS

WHITMORE (W)

T.17N. – R.3E.



Not To Scale

PROPERTY DESCRIPTION

1742 Kirby RD. THAT PART OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF (W. ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION FOURTEEN (14) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS, CONTAINING 41.54 ACRES MORE OR LESS.

LOCATION

This farm is located approximately 5 miles Northeast of Decatur or 1 mile Southeast of Oreana.

TITLE

Seller to furnish a title policy, subject to standard and usual exceptions. Any minerals owned by Seller will be conveyed.

TERMS

Buyer will enter into a purchase contract with 10% down. Balance is due 30 days after contract signing.

AGENCY

Kevin Hilligoss represents the Seller in this transaction.

ACREAGE

Total Acres	41.54
Tillable Acres	28.84
Non Tillable Acres	12.70

TAXES: 2011

Parcel Number: 18-08-14-351-005  
Taxes paid in 2012 for 2011: \$686.38  
\*Based on 51.53 acres, 41.54 acres being sold.\*

FSA FARM INFORMATION

	Corn	Soybeans
Base	16.6	16.0
Direct Yield	117.0	34.0
CC Yield	127.0	41.0

PRICE

Price: \$373,860 or \$9,000 per acre

For More Information, Contact our Decatur Office at (217) 421-9620:

Kevin Hilligoss, Broker  
(217) 259-8496 cell

[www.soycapitalag.com](http://www.soycapitalag.com)

DISCLAIMER:

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all buyers make an independent inspection of the property. Kevin Hilligoss, Broker for Soy Capital Bank and Trust Company, represent the Seller in this transaction.