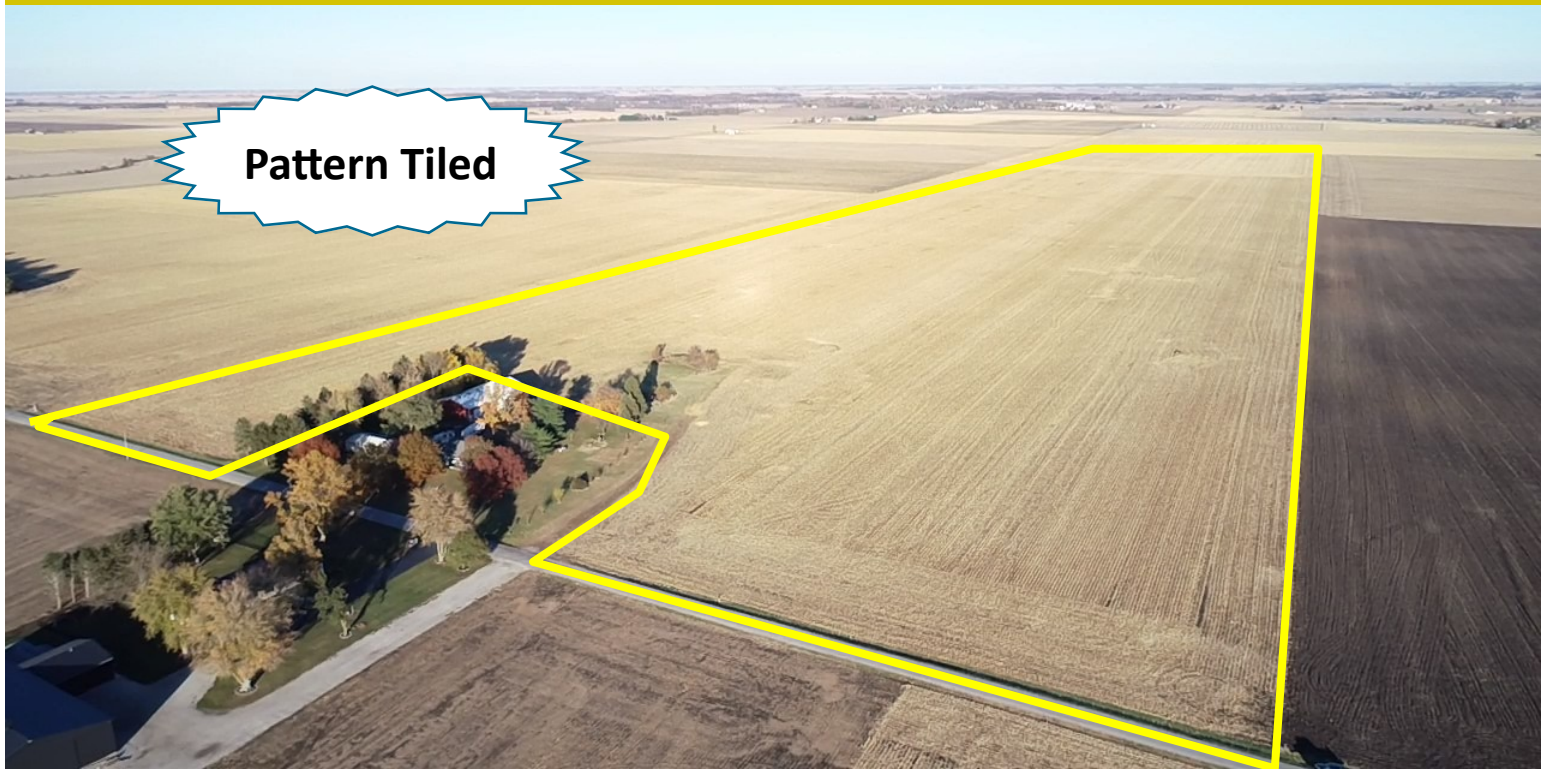




Farmland For Sale



118.13 Surveyed Acres
Friends Creek Township, Macon County, IL



Megan Fredrickson, Broker

Megan.Fredrickson@FirstIllinoisAgGroup.com

225 N. Water St.
Decatur, IL 62523

217-809-4949



**FIRST ILLINOIS
AG GROUP**

www.FirstIllinoisAgGroup.com

Macon County Farmland For Sale (118.13 Acres)

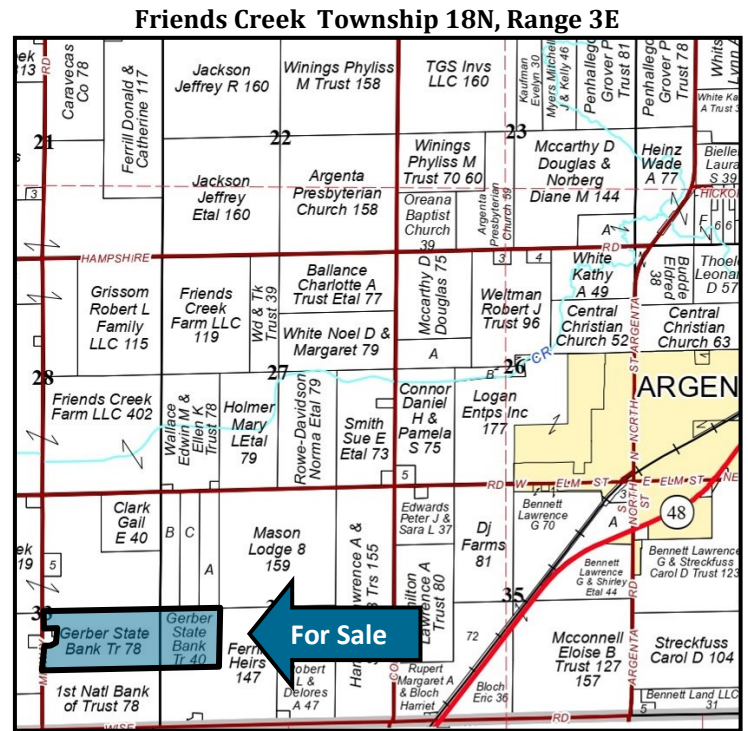
General Description

Offered for sale are **118.13 surveyed acres** of high quality central Illinois farmland. The farm is located in the north eastern portion of Macon County, approximately two miles southwest of Argenta, Illinois. The farm has excellent access with the Midway Road along the western border.

The soil types on the sale property are Hartsburg, Elburn, Sable, Ipava, Harpster and Buckhart. The farm is 99.5% tillable with an overall tillable soil productivity index is 137.5. The farm was pattern tiled in 1997 by Day Drainage (see map below). The property is being offered at **\$17,500 per Surveyed Acre**. This is an excellent opportunity to add to your farming or investment portfolio.

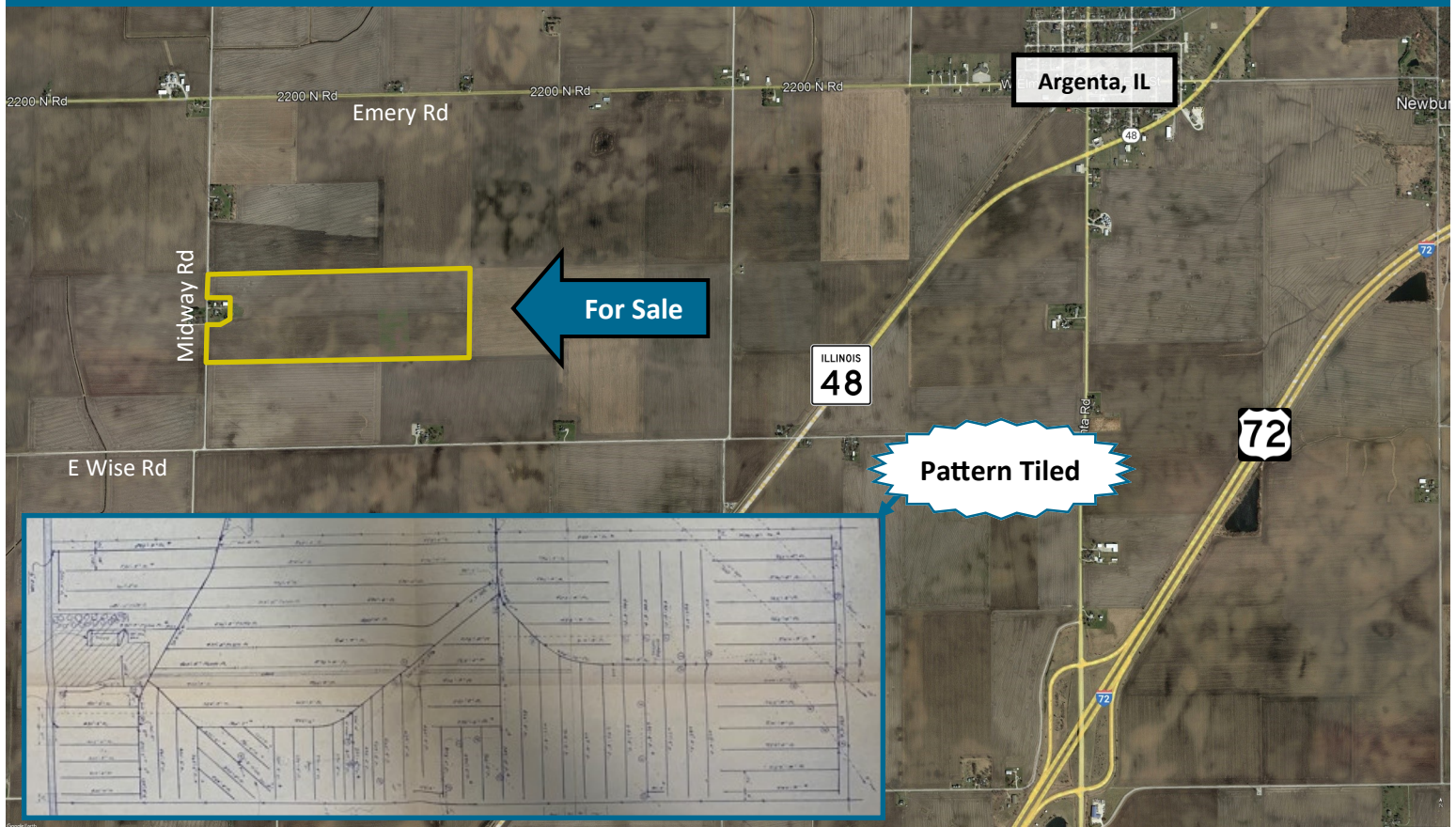
Please contact Megan Fredrickson at 217-809-4949 for more information on this tract of Central Illinois farmland.

Plat of Sale Property—Macon County, IL



Reproduced with permission from Rockford Maps.

Aerial Map of Sale Property



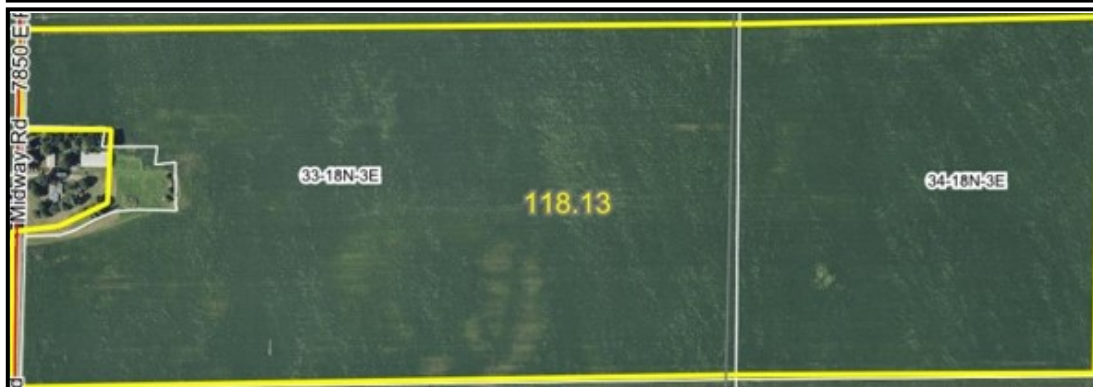
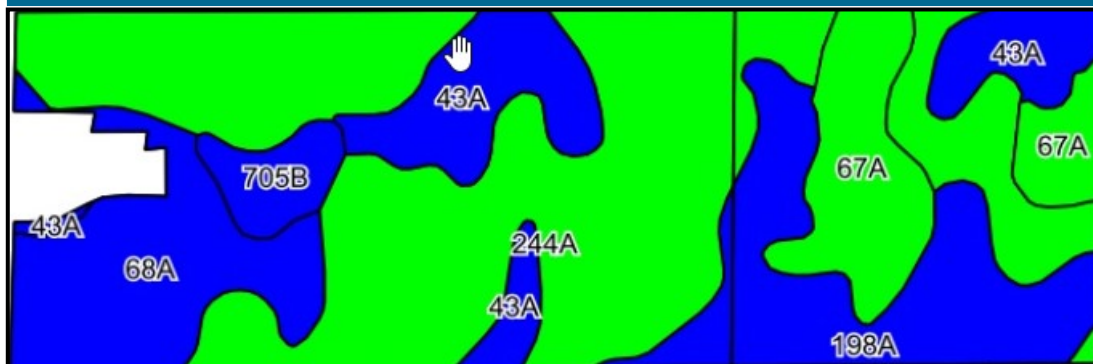
Megan Fredrickson, Broker - (217) 809-4949

SOILS MAP/PRODUCTIVITY INDEX RATING

An inventory of these soils follows and is supported by the map below. The soils information was taken from Circular 811, published by the University of Illinois, Department of Agronomy.

Code	Soil Type		Corn Bu/A	Soy Bu/A	P.I.	%
244A	Hartsburg Silty Clay Loam, 0 to 2 % slopes		182	59	134	48.2
198A	Elburn Silt Loam, 0 to 2 % slopes		197	61	143	14.4
68A	Sable Silty Clay Loam, 0 to 2 % slopes		192	63	143	12.5
43A	Ipava Silt Loam, 0 to 2 % slopes		191	62	142	11.9
67A	Harpster Silty Clay Loam, 0 to 2 % slopes		182	57	133	10.2
705B	Buckhart Silt Loam, 2 to 5% slopes		188	60	141	2.8
Weighted Average			186.7	60.0	137.5	

SOIL MAP & AERIAL MAP



FSA				Crop	Base Acres	PLC Yield	Program
Farm No:	8119	Tillable Acres	117.55	Corn	57.7	154	PLC
Tract No:	3892 & 3893	Total Acres	121.46	Soybeans	57.7	50	PLC

REAL ESTATE TAX DATA

Parcel No.	Acres	2023 Assessment	2023 Taxes Payable 2024	Per Acre
05-03-33-400-004*	77.70	\$ 51,363	\$ 4,108.32	\$ 52.87
05-03-34-300-001	40.00	\$ 27,493	\$ 2,199.06	\$ 54.98

*0.59 acres with shed has been sold

SOIL TEST AVERAGES

Date	pH	P	K
May 22, 2024	5.9	78	385

TERMS AND TITLE

List Price:

\$17,500 Per Surveyed Acre
(\$ 2,067,275 Total Price)

Procedure

This property is being offered as a single tract.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

Title Policy/Minerals

The Buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession and Tenancy

The lease is open for 2025 and possession will be granted at closing of this transaction. Mark Pool has done an excellent job farming the property and would appreciate the opportunity to discuss leasing options with the new owner.

Real Estate Taxes

Seller will provide a credit at closing for the 2024 taxes payable 2025.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the Seller and, in that capacity, represent only the Seller.

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➤ Farmland for Sale Macon County, Illinois

Enhancing Farmland Ownership

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