



# First Mid

## AG SERVICES

**Macon County  
Farmland  
For Sale**

### The Clesson Farm

**104.24 +/-  
Surveyed Acres**

**The Clesson Farm offers 104.24+/- surveyed acres located 5 miles north of Dalton City and 4.5 miles East of Mt. Zion, IL. The farm has highly productive soils, no improvements, and open tenancy for the 2025 crop year. Visit [www.firstmidag.com](http://www.firstmidag.com) for more details!**

**Listed at  
\$17,250/acre**



**Visit [www.firstmidag.com](http://www.firstmidag.com) for additional information.**

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. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker. Adam Day, Broker, Justin Wheeler, Managing Broker, and David Klein, Designated Managing Broker, are the designated agents and represents the Seller Only in this transaction. First Mid, the Seller, and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

#### **For More Information Contact:**

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Managing Broker**

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**First Mid Ag Services**

455 North Main St.

Decatur, IL 62523

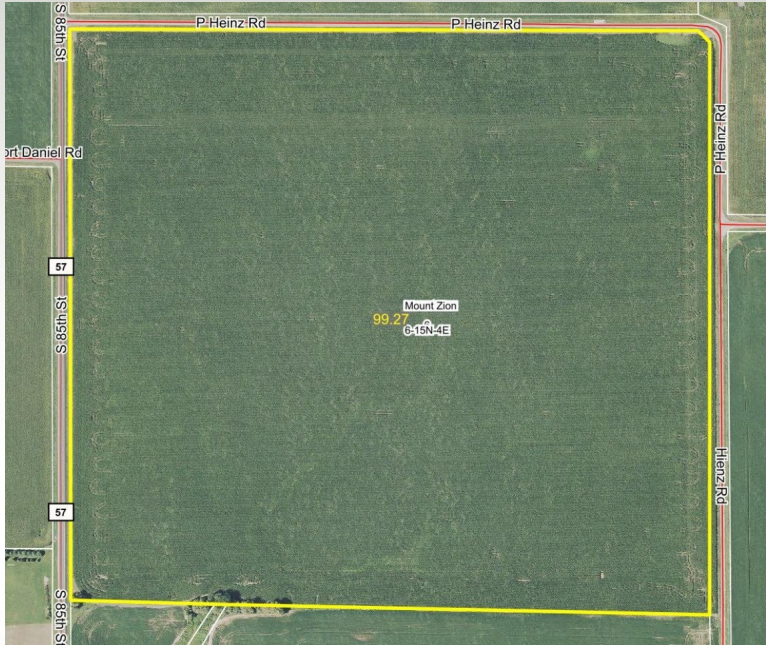


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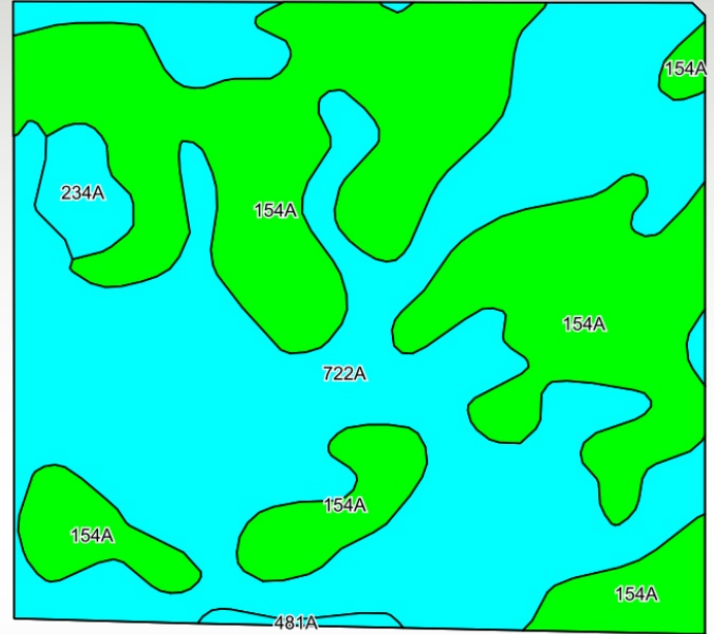
## AG SERVICES

104.24 +/- Surveyed Acres  
Listed at \$17,250 acre  
Macon County, IL

### Aerial Photo



### Cropland Soils



FSA & Soils data provided by Agridata, Inc. Lines drawn are estimates.

### Coordinates:

Latitude: 39.780119  
Longitude: - 88.810088

### Primary Soil Types:

**\*\*72A - Drummer-Milford silt clay**

**154A - Flanagan silt loam**

**234A – Sunbury silt loam**

**Weighted Soil PI: 140.5**

### Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
12-18-06-100-005	101	70,736	\$4,913

### General Terms:

10% down payment required at contract signing and balance due at closing in ~ 30 days. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain landowner's share of the 2024 crops, and government payment proceeds under the current lease. 2024 real estate taxes payable in 2025 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2025 and all subsequent years' taxes to be paid by the Buyer. Contact Adam Day, Broker, or Justin Wheeler, Managing Broker, for more information. Check our website for details. [www.firstmidag.com](http://www.firstmidag.com) or use the First Mid Ag Services App on your mobile device! First Mid Ag Services' designated agents represent only the Seller.