



# Farmland for Sale



*Roehrig Farm*

*145.5 (+/-) Acres*

*South Macon Township, Macon County, Illinois*



**Bruce M Huber, Managing Broker**

Bruce.Huber@FirstIllinoisAgGroup.com

225 N. Water St.  
Decatur, Illinois 62525

**217.521.3537**

FIRST ILLINOIS  
AG GROUP



*[www.FirstIllinoisAgGroup.com](http://www.FirstIllinoisAgGroup.com)*



# Macon County Farmland For Sale

## GENERAL DESCRIPTION

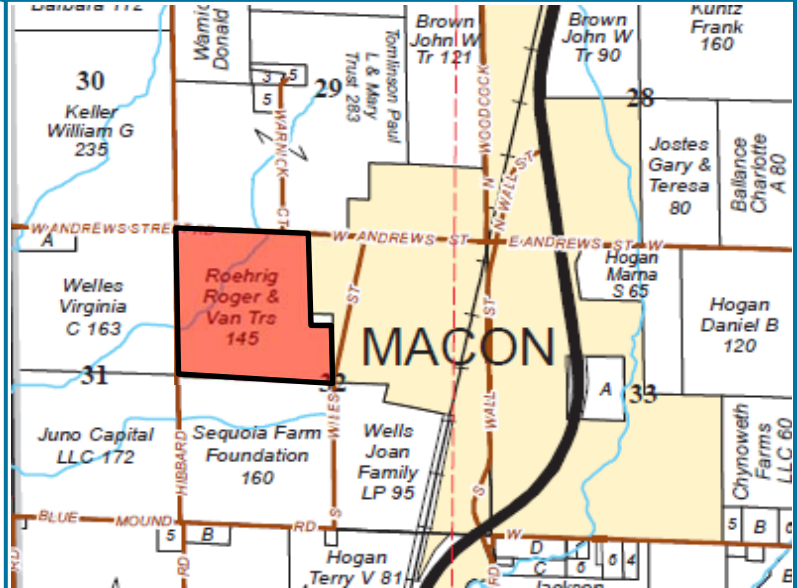
The Roehrig property is a highly productive tract of prime Central Illinois farmland with excellent drainage. The property lies on the western edge of Macon, Illinois on the south side of Andrews Street. The soil types are comprised of Drummer-Milford, Flanagan, Elburn, Blackberry, and Dana.

The over all soil productivity rating is 139.5 and is 97.9% tillable placing this farm in the top tier for the area. The overall topography on the farm is undulating to gently sloping. A waterway on the property aides in the drainage of the property.

The property is leased for 2017 on a cash rental basis to Swinger Farms who have done an excellent job in caring for this property.

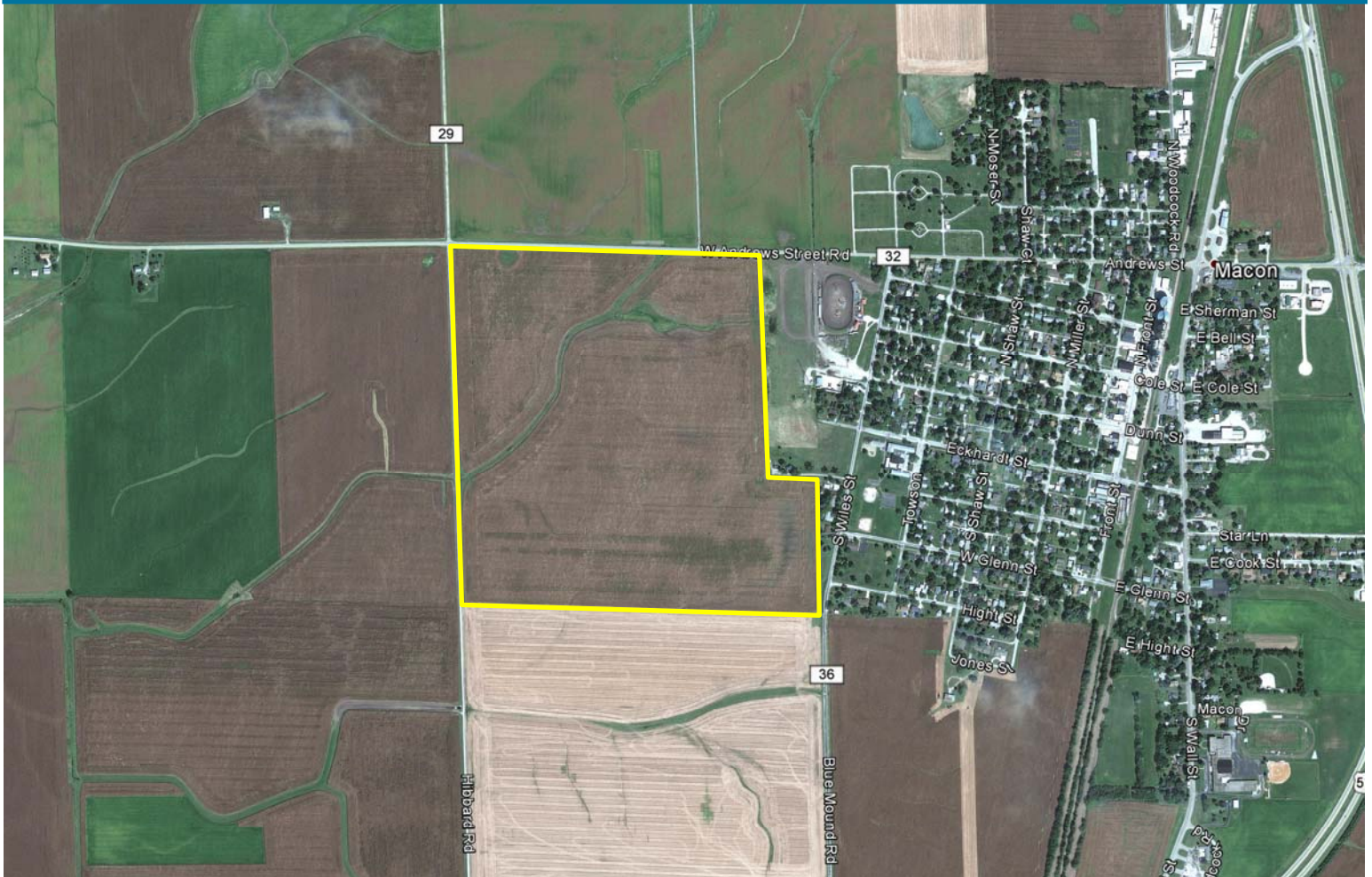
*This property provides an excellent investment opportunity. Please contact Bruce M. Huber at 217-521-3537 for more information on this excellent tract of Central Illinois Farmland.*

## PLAT OF SALE PROPERTY- SOUTH MACON TOWNSHIP SECTION 32 TOWNSHIP 15N, RANGE 2E



Reproduced with permission from Rockford Maps

## OVERVIEW OF SALE PROPERTY

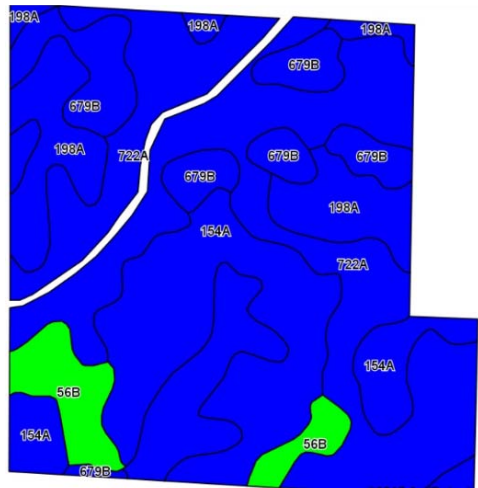


**Bruce M Huber, Managing Broker - 217.521.3537**

## SOILS/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.

Soil #	Soil Type	Corn Bu/A	Bean Bu/A	P.I.	%
722A	Drummer- Milford Silty Clay Loam 0 to 2 %	184	60	137	44.4
86B	Osko silt loam, 2-5% slopes	194	63	144	24.5
68A	Sable silty clay loam, 0-2% slopes	197	61	143	13.1
259C2	Assumption silt loam, 5-10% slopes	192	59	141	11.8
3074A	Radford silt loam, 0-2% slopes	178	55	130	6.2
<i>Weighted Average</i>		<i>188.7</i>	<i>60.4</i>	<i>139.5</i>	



## FSA DATA

Farm No: 1662

Tract No: 1298

Tillable Acres: 142.43

Crop	Base Acres	PLC Yield
Corn	145.2	160.0

## PRODUCTION

Year	Corn	Soybeans
2016	247.7	77.2
2015	225.1	78.2
2014	233.1	80.1
2013	229.1	-
<i>AVE</i>	<i>233.8</i>	<i>78.5</i>



## TERMS AND TITLE

### Procedure

The property is being offered as one tract for \$10,100 per real estate tax acre.

### 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

Possession will be granted at closing of this transaction subject to the rights of tenant in possession.

### Current Operation

Swinger Farms are the current tenant on the property. The property is leased for the 2017 crop year on a cash rental basis.

### 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.*

## REAL ESTATE TAX DATA

Parcel No.	Acres	2015 Assessment	2015 Taxes (Payable 2016)	Per Acre
16-16-32-100-003	145.46	\$65,160	\$5,128.88	\$ 35.26







# FIRST ILLINOIS AG GROUP

225 N. Water St.  
Decatur, IL 62525

## Farmland for Sale - Macon County, IL

## Enhancing Farmland Ownership



FIRST ILLINOIS  
AG GROUP



From left to right: Dale Kellermann, Bruce Huber, Jim Schroeder, Seth Baker, Logan Frye

### Decatur Office

225 North Water Street  
Box 2548  
Decatur, IL 62525-2548

**Jim Schroeder**, Senior Vice President  
AFM, Broker  
217.872.6292  
[jim.schroeder@firstillinoisaggroup.com](mailto:jim.schroeder@firstillinoisaggroup.com)

**Bruce Huber**, Senior Vice President  
AFM, ARA, Auctioneer  
Certified Appraiser, Managing Broker  
217.872.6291  
[bruce.huber@firstillinoisaggroup.com](mailto:bruce.huber@firstillinoisaggroup.com)

**Seth Baker**, Vice President  
AFM, Broker, Certified Appraiser  
217.872.6296  
[seth.baker@firstillinoisaggroup.com](mailto:seth.baker@firstillinoisaggroup.com)

**Logan Frye**, Farm Manager  
Associate Appraiser, Broker  
217.872.6294  
[logan.frye@firstillinoisaggroup.com](mailto:logan.frye@firstillinoisaggroup.com)

### O'Fallon Office

138 Eagle Drive  
Suite B  
O'Fallon, IL 62269

**Dale Kellermann**, Vice President  
AFM, Certified Appraiser, Broker  
618.622.9490  
[dale.kellermann@firstillinoisaggroup.com](mailto:dale.kellermann@firstillinoisaggroup.com)

Farm Management - Brokerage - Land Auctions - Rural Appraisals

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