

Wildcat Creek Conservation Preserve

Busey Farm Brokerage—Hunting & Recreational Property For Sale



Macon County—330.57 acres

Location

5 miles southeast of Argenta with easy I-72 access

Listing Price

\$1,900,000

Property Description

Wildcat Creek has set aside 276.03 of its 330.57 acres in a conservation program for the purpose of encouraging the growth of wildlife & vegetation that was once native to the prairie. Pheasants Forever has played an important role in efforts to encourage a natural habitat for game bird hunters & conservationists alike. Endangered feral bees have also been given a place to survive. Within easy walking distance of the lodge sits a 5-acre pond where a variety of ducks & Canadian geese come to feed. Being able to walk to either a floating or permanent blind at the pond will bring joy to those cold early morning hunts. The 167.5 acres of timber make this a Whitetail hunter's paradise. The Potawatomi Indians "Trail of Death" march in 1838 followed the Sangamon River, which runs along 3/4 mile of the property. Also included are 41.54 acres of tillable land that can be farmed or added to the existing food plots.

Contact Information



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County FSA Data

Farm #	2034	Tract #	1878
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Cropland Acres:	41.54
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Wheat Base Acres	5.56	Soybean Base Acres:	10.44
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CRP Acres:	1.1	Farm Program: Wheat-PLC	
		Soybeans-ARC County	

Price Loss Coverage (PLC) Yields

Wheat Yield:	54	Soybean Yield:	44
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Real Estate Tax Information

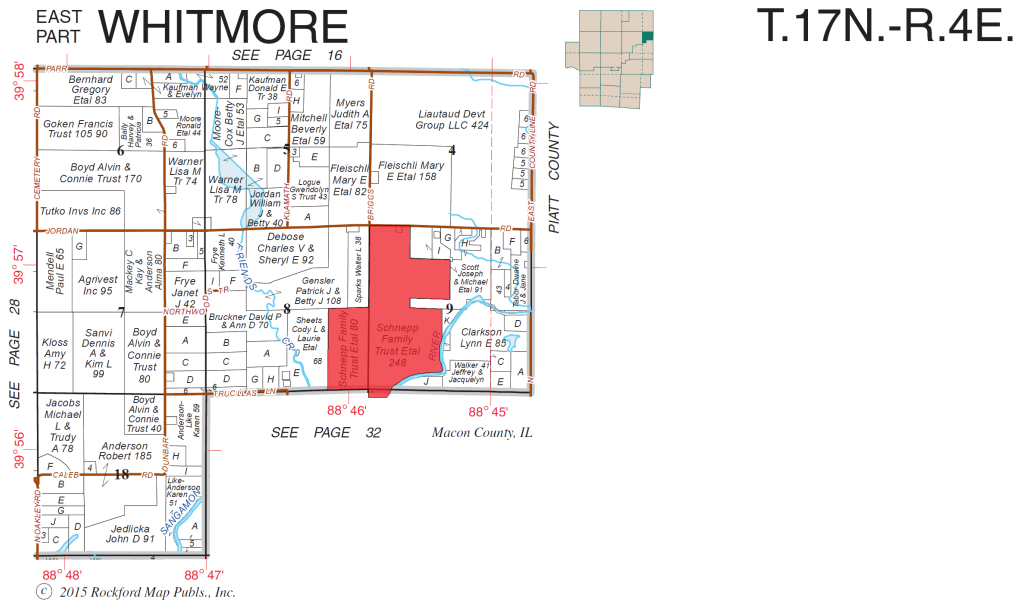
Parcel ID #	Acres	2015 Assessed Value	2014 Taxes Payable 2015
18-09-09-100-005	40.00	\$13,220	\$990.68
18-09-09-300-001	128.97	\$6,170	\$443.70
18-09-09-100-010	79.00	\$31,356	\$2,349.74
18-09-08-400-002	80.00	\$5,180	\$372.50
14-09-16-100-001	2.60	\$167	\$12.90

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Plat Map / Legal Description



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Legal Description

Lots Four (4), Five (5), Six (6), and Seven (7) in the East Half (1/2) of the Northwest Quarter (1/4) of Section Nine (9), Township Seventeen (17) North, Range Four (4) East of the 3rd Principal Meridian, as per Plat recorded in Book 22, page 333 of the records in the Recorder's Office of Macon County, Illinois, situated in Whitmore Township, Macon County, Illinois.

The East Half (1/2) of the Southeast Quarter (1/4) of Section Eight (8); the West Half of the Northwest Quarter (1/4) of Section Nine(9); all of the Southwest Quarter of Section Nine (9) lying North and West of the Sangamon River, except Lot One (1) of said Quarter; also all that part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16) lying North and West of said River; all in Township Seventeen (17) North, Range Four (4) of the 3rd Principal Meridian, excepting

Part of the Northwest Quarter (NW ¼) of Section 9, Township 17 North, Range 4 East, of the Third (3rd) Principal Meridian, described as beginning at a point on the North line of the Northwest Quarter (NW ¼) of said Section 9, 870.29 feet Easterly of the Northwest corner of said Section 9, 870.29 feet Easterly of the Northwest corner of said Section 9, running thence Easterly for 208.71 feet; thence Southerly for 208.71 feet; thence Westerly on a line parallel to and 208.71 feet South of the North line of the Northwest Quarter (NW ¼) of said Section 9 for 208.71 feet thence Northerly for 208.71 feet to the point of beginning, containing one (1.0) acre, more or less, situated in the County of Macon, Illinois.

Lot #8 in the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 16, T 17N, R 4 E of the 3rd PM in Macon County, Illinois.

Subject to a one-sixth (1/6th) interest in all coal, oil, gas, stone, gravel, and other minerals reserved by prior owners, Conservation Easement Deed and all other easements, exceptions, reservations or restrictions in instruments of record affecting said premises.



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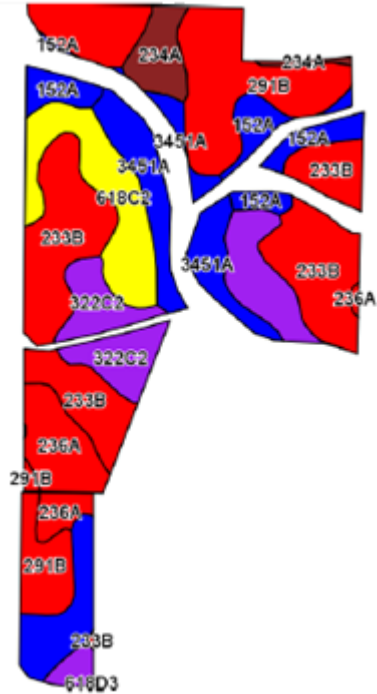
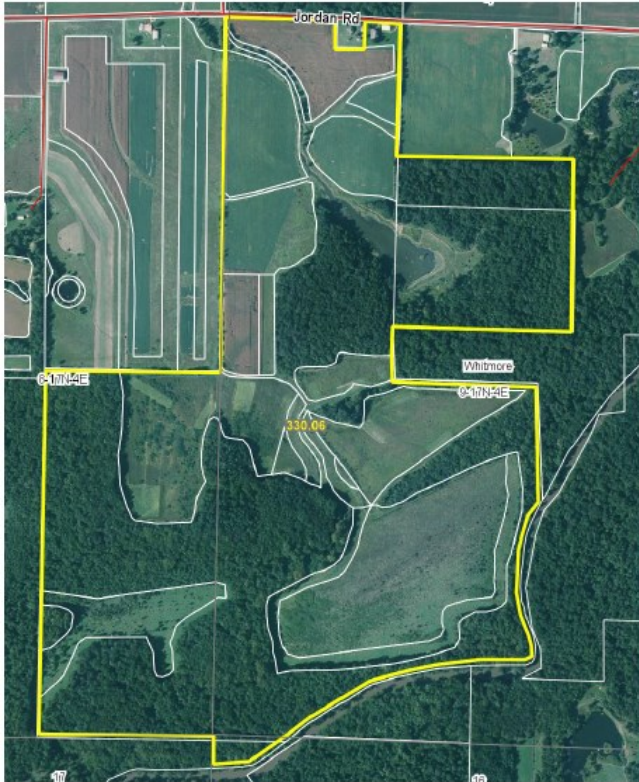
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Aerial Map and Soil Information



Soil Code	Soil Description	Acres	Percent Tillable	Corn Bu/A	Soybean Bu/A	Crop Productivity Index for optimum management
233B	Birkbeck Silt Loam	10.77	25.1%	165	51	121
291B	Xenia Silt Loam	8.79	20.5%	160	50	117
322C2	Russell Silt Loam	5.71	13.3%	149	47	108
152A	Drummer Silty Clay Loam	4.96	11.6%	195	63	144
3451A	Lawson Silt Loam	4.09	9.5%	190	61	140
618C2	Senachwine Silt Loam	3.95	9.2%	136	44	100
236A	Sabina Silt Loam	3.02	7.0%	168	52	122
234A	Sunbury Silt Loam	1.61	3.8%	179	57	131
Weighted Average		42.9*		165.8	52.3	121.4

*total includes CRP acreage



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Lodge



The present day Wildcat Creek Lodge began its life as a cattle barn that was converted in 1977 into the 4,385 square feet of living space that exists today surrounded by maintained grounds, fields, and abundant wildlife. Among these, other features include:

- Carpet and padding replaced on first and second levels in 2015
- Separate 80 gallon propane tank services the gas log located inside a Bedford stone fireplace topped by a hand hewn log mantle
- Hand-crafted exposed wooden stairs join the first and second level
- Custom made chandeliers along with wood beams and heritage brick wainscoting accent the great room
- Kitchen includes wet bar, dishwasher, garbage disposal, stainless steel double sinks, and a 4-burner electric stove with oven. Refrigerators with top freezers are located at either end of this extra, extra large kitchen. The rear patio is accessible from the kitchen.
- Large year-round sunroom is located on the first level with 3-track sliding windows, dry bar, propane connection and access to the rear patio
- A carpeted bonus room situated between the kitchen and sunroom has access to a full bathroom that includes a washer and dryer. This room can be used as a first-level bedroom, large den, or multimedia room. This room is large enough to be used for all of those purposes at once
- Second level includes carpeted spacious master bedroom suite with full bath and private access to a north-facing deck with woodlands view
- Off of the second-level hall are two carpeted bedrooms, a full bath, and office featuring a marble fireplace fueled by a gas log. The second level hall also allows access to an upper deck with elevated views of the land to the south.



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