



Farmland for Sale



Frances DeWolfe Farm
80.0 (+/-) Acres
Mt. Zion Township, Macon County, Illinois



Bruce M. Huber, Managing Broker

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Macon County Farmland For Sale

General Description

The Frances DeWolfe Farm consists of an excellent 80.0 acre tract of well drained Macon County farmland. The property is located three miles southwest of Mt. Zion, Illinois and/or eight miles southeast of Decatur, Illinois. Soil types found on the property include: Flanagan, Drummer-Milford, Wyand, and Wingate.

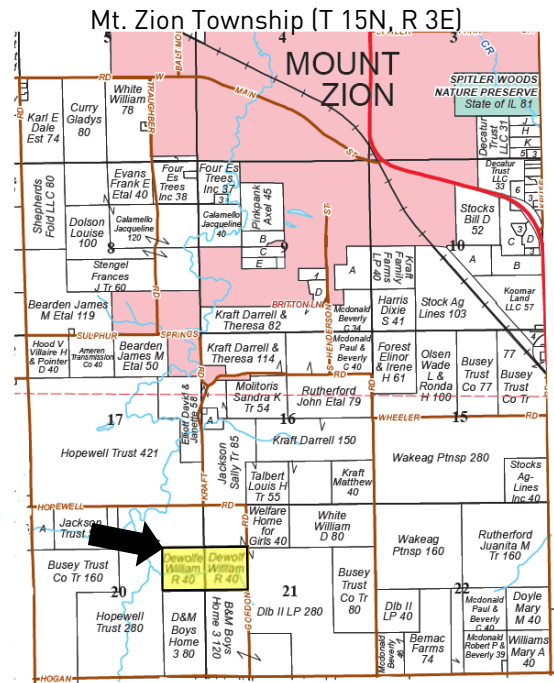
The overall soil productivity rating is 134.5 of which approximately 76.25 acres are tillable or 95.3%. Topography on the farm is considered gently rolling with natural drainage provided by a waterway that runs through the middle of the farm.

The property is leased for the 2018 crop year to Matt Kraft under the terms of a cash rent lease.

This property is being offered at \$8,750 per tax acre.

This property provides an unique investment opportunity. Please contact Bruce M. Huber at 217-521-3537 for more information on this productive tract of Illinois farmland.

Plat of Sale Property - Macon County, IL



OVERVIEW OF SALE PROPERTY



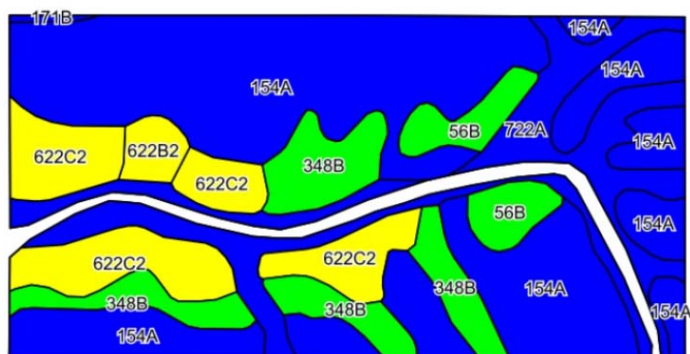
Bruce Huber, Managing Broker - (217) 521-3537

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.

Code	Soil Type		Corn Bu/A	Soy Bu/A	P.I.	%
154A	Flanagan silt loam, 0-2% slopes		194	63	144	51.7
722A	Drummer-Milford, silty clay, 0-2%		184	60	137	16.8
622C2	Wyanet silt loam, 5-10% sl., erod.		150	49	112	13.9
348B	Wingate silt loam, 5-10% slopes		163	51	120	11.3
56B	Dana silt loam, 2-5% slopes		178	55	130	4.5
622B2	Wyanet silt loam, 2-5% sl., erod.		153	50	114	1.6
171B	Catlin silt loam, 2-5% slopes		185	58	137	0.2
Weighted Average			181.3	58.6	134.5	

SOIL MAP



FSA DATA

Farm No: 5443

Tract No: 1123

Tillable Acres: 76.25

Crop	Base Acres	Program
Corn	62.56	ARC-CO
Beans	17.14	ARC-CO

PRODUCTION

Year	Corn	Soybeans
2017	----	71.0
2016	189.7	----
2015	205.1	----
2014	----	71.3
2013	178.0	----
AVG.	190.9	71.2

MACON COUNTY LAND FOR SALE

REAL ESTATE TAX DATA

Parcel No.	Acres	2017 Assessment	2017 Taxes Pd. 2018	Per Acre
12-17-20-200-003	40.00	\$ 16,532	\$ 1,190.50	\$ 29.76
12-17-21-100-003	40.00	\$ 18,982	\$ 1,366.94	\$ 34.17

TERMS AND TITLE

List Price

\$8,750 per Tax Acre

Procedure

This property is being offered as one 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

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

Current Operation

The sale property is currently leased to Matt Kraft under the terms of a cash rent lease. Tenancy will be available for the 2019 crop year.

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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Decatur, IL 62525

➤ Farmland for Sale Macon County, Illinois

Enhancing Farmland Ownership



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From L to R: Brennen Kraft, Dale Kellermann, Jim Schroeder, Bruce Huber, Logan Frye

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