



# Farmland For Sale



155.78 Surveyed Acres  
Friends Creek Township, Macon County, IL



**Megan Fredrickson**, Broker

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**FIRST ILLINOIS  
AG GROUP**



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# Macon County Farmland For Sale (155.78 Acres)

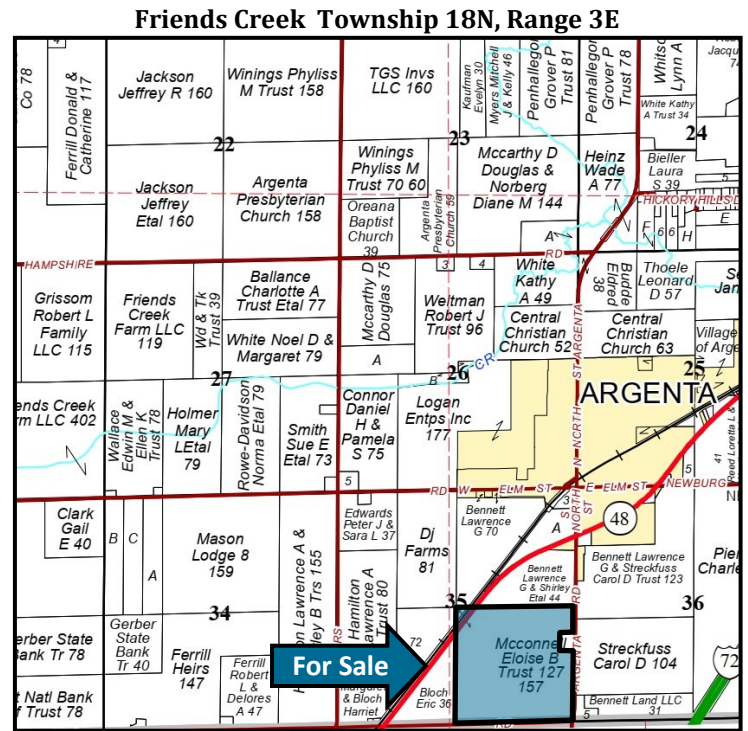
## General Description

Offered for sale are **155.78 surveyed acres** of high quality central Illinois farmland. The farm is located in the north eastern portion of Macon County, approximately one-half mile south of Argenta, Illinois. The farm has excellent access with the Argenta Road on the east (one mile north of the interstate 72 interchange), Wise Road on the South and Rte 48 on the Northwest Corner.

The soil types on the sale property are Drummer, Flanagan, Sable, Elburn, Peotone, Ipava, Dana, Hartsburg, and Harpster. The farm is 98.3 % tillable with an overall tillable soil productivity index is 141.3. 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



## Aerial Map of Sale Property



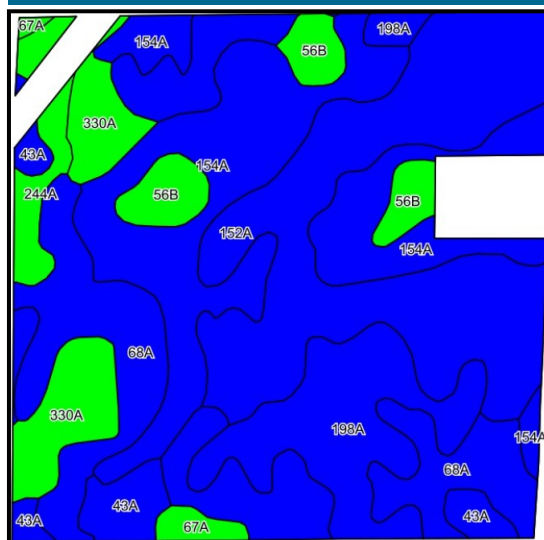
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## SOILS MAP/PRODUCTIVITY INDEX RATING

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.	%
152A	Drummer Silty Clay Loam, 0 to 2 % slopes		195	63	144	28.8
154A	Flanagan Silt Loam, 0 to 2 % slopes		194	63	144	23.3
68A	Sable Silty Clay Loam, 0 to 2 % slopes		192	63	143	17.5
198A	Elburn Silt Loam, 0 to 2 % slopes		197	61	143	11.2
330A	Peotone Silty Clay Loam, 0 to 2 % slopes		164	55	123	6.3
43A	Ipava Silt Loam, 0 to 2% slopes		191	62	142	4.5
56B	Dana Silt Loam, 2 to 5 % slopes		178	55	130	4.5
244A	Hartsburg Silty Clay Loam, 0 to 2% slopes		182	59	134	2.8
67A	Harpster Silty Clay Loam, 0 to 2% slopes		182	57	133	1.1
Weighted Average			191.1	61.7	141.3	

SOIL MAP



AERIAL MAP



## SOIL TEST AVERAGES

	Date	pH	P	K
North ( 58 acres +/-)	May 20, 2022	5.8	97	390
South ( 93 acres +/-)	May 20, 2022	6.1	61	306

FSA	Crop	Base Acres	PLC Yield	Program
Farm No: 8119 Tillable Acres 153.13	Corn	77.1	154	PLC
Tract No: 1609 Total Acres 158.59	Soybeans	74.1	50	PLC

## REAL ESTATE TAX DATA (The sale property is included in both the following tax parcels below)

Parcel No.	Acres	2023 Assessment	2023 Taxes Payable 2024	Per Acre
05-03-35-400-005	4.50	\$ 2,974	\$ 237.88	\$ 52.86
05-03-35-400-007	149.17	\$ 116,862	\$ 9,347.32	\$ 62.66

## TERMS AND TITLE

### List Price:

**\$17,500 Per Surveyed Acre**  
**(\$ 2,726,150 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.





# FIRST ILLINOIS AG GROUP

225 N. Water St.  
Decatur, IL 62523

## ➤ Farmland for Sale Macon County, Illinois

## Enhancing Farmland Ownership

FIRST ILLINOIS  
AG GROUP



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