

LAND FOR SALE

Prime location Adjacent to Interstate 72



Charles E. Kresse Farm
85.44 +/- Surveyed Acres
Mechanicsburg TWP
Sangamon County, IL

Chris Dorsey
Listing Broker

1715 W Morton Ave Ste 1
Jacksonville, IL 62650

(217) 370-7622

Chris.Dorsey@FieldLevelAg.com

Offered as a Single Tract
Survey Completed 3/11/2025



FIELD LEVEL
— AGRICULTURE, INC. —
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Property Details

Offered as Single Tract of Class A Ground in Prime Location

Township and County:	Mechanicsburg TWP in Sangamon County, IL
Location:	14-16N-3W
Surveyed Acres:	85.44 +/-
Tillable Acres and Soil PI Rating:	76.77 +/- with 142.0 PI
Soil Description:	Ipava, Sable, Buckhart Silt and Osco
Taxes Per Acre:	\$45.13
County tax information has not yet been updated to reflect the survey completed 3/11/2025 Appendix contains additional property details	



Property Benefits

Visible from major thoroughfares

- Buffalo-Mechanicsburg Road
- Adjacent to Interstate 72 at Buffalo (114) Exit

Ease of access and/or proximity

- ADM
- Primient (formerly Tate & Lyle)
- RCM Coop Mechanicsburg



General Terms

Asking Price

The sale property is offered at \$16,800 per surveyed acre. The total asking price is \$1,435,392.

Procedure of Sale

This property is being offered as a single tract.

Down Payment

Upon acceptance, buyer shall be required to enter into a written purchase agreement and submit earnest money by personal check, cashier's check or bank wire.

Closing

Closing will be scheduled thirty (30) days after the signing of the sales contract.

Real Estate Taxes

Buyer will receive a credit at closing for the 2024 real estate taxes payable in 2025, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

Possession

Possession will be granted at the time of closing subject to the rights of the current tenant. The tillable farmland is leased for the 2025 crop year under a cash rent agreement. Call Chris Dorsey for at 217-370-7622 for more details.

Minerals

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

Survey

The Seller will be providing a boundary survey in this transaction. Copies are available via request.

Easements

This property sells subject to any and all easements of record and they will be conveyed with the property.

Disclaimer

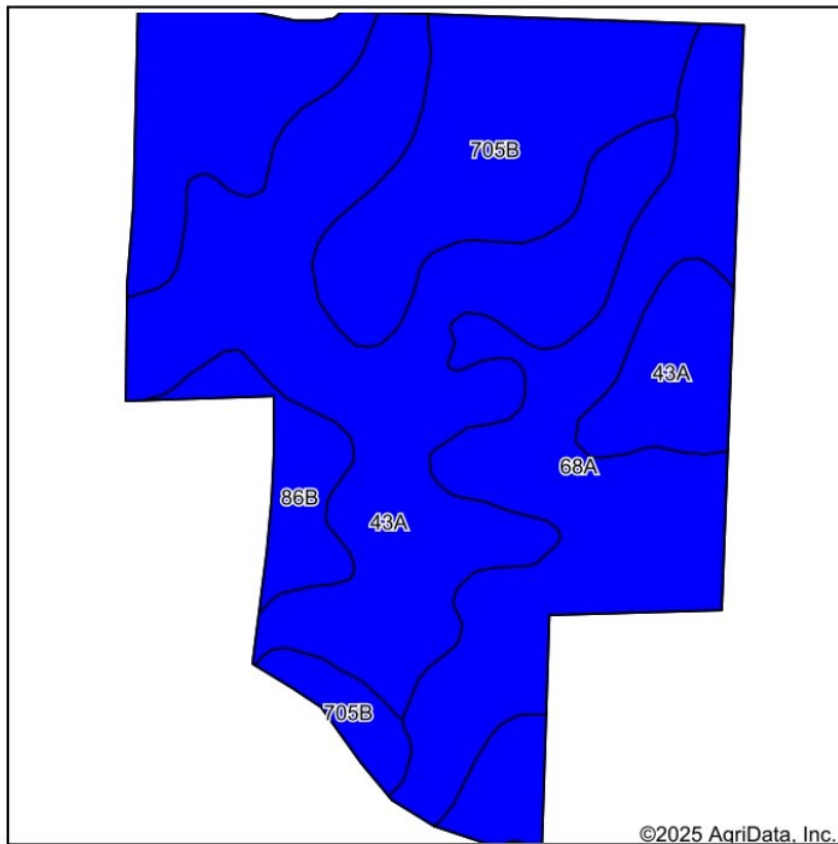
The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract.

Agency

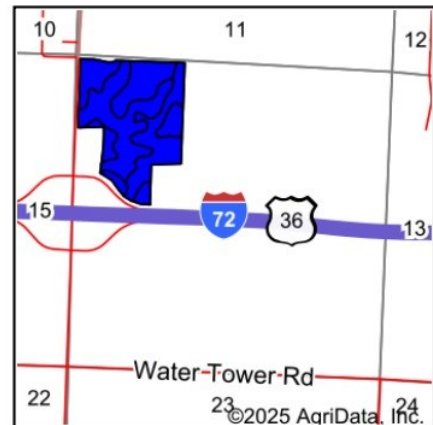
Field Level Agriculture, Inc., its brokers and representatives, are the agent of the Seller only.



Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
 County: Sangamon
 Location: 14-16N-3W
 Township: Mechanicsburg
 Acres: 76.77
 Date: 3/12/2025



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Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL167, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	32.87	42.8%		191	62	77	142
**68A	Sable silty clay loam, 0 to 2 percent slopes	26.35	34.3%		**192	**63	**74	**143
**705B	Buckhart silt loam, 2 to 5 percent slopes	14.17	18.5%		**188	**60	**73	**141
**86B	Osco silt loam, 2 to 5 percent slopes	3.38	4.4%		**187	**59	**74	**138
Weighted Average					190.6	61.8	75.1	142



76.77

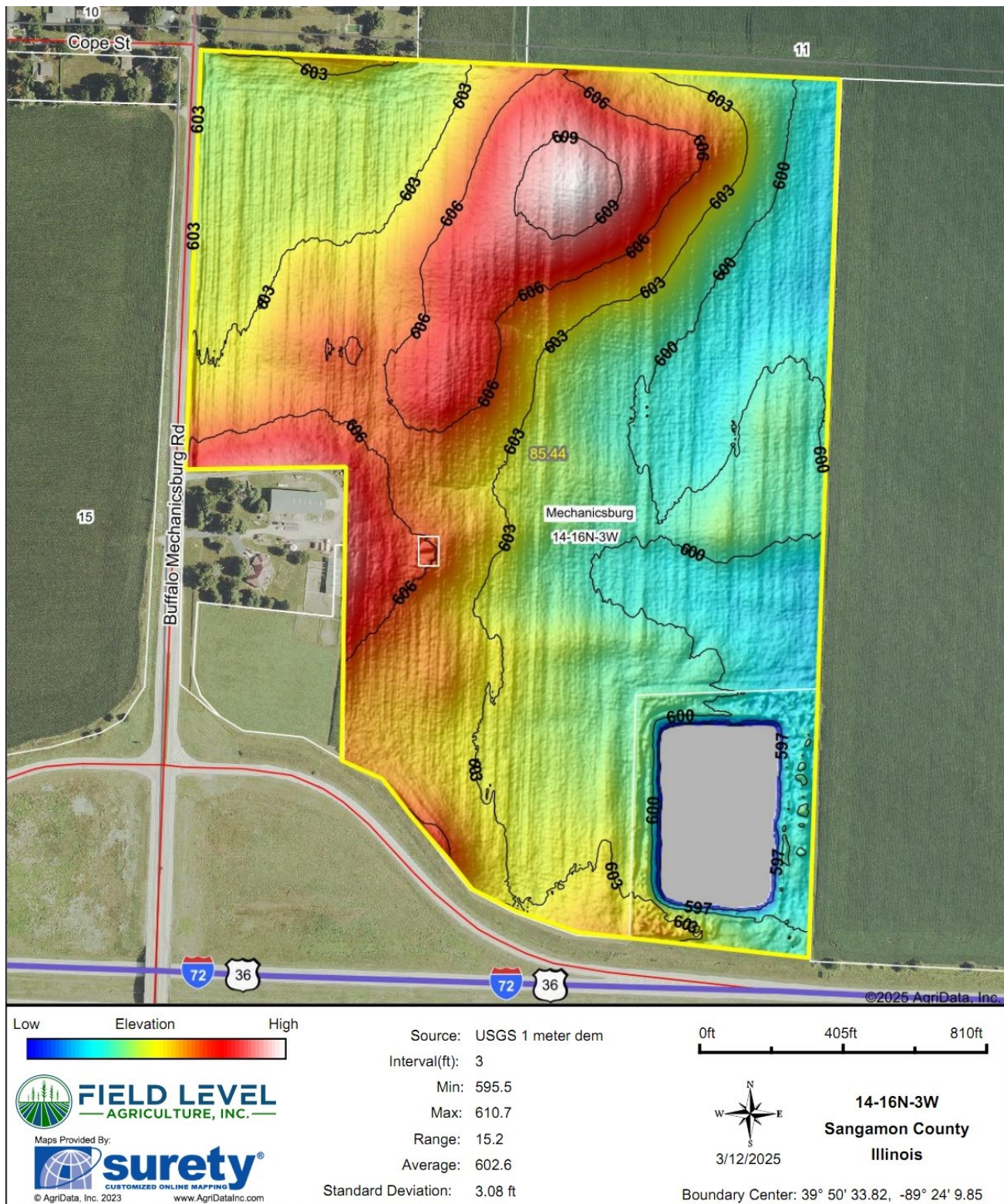
+/- Tillable Acres

142.0

Tillable Soil PI Rating

Charles E. Kresse Farm

Topography Map



Photos of Sale Property

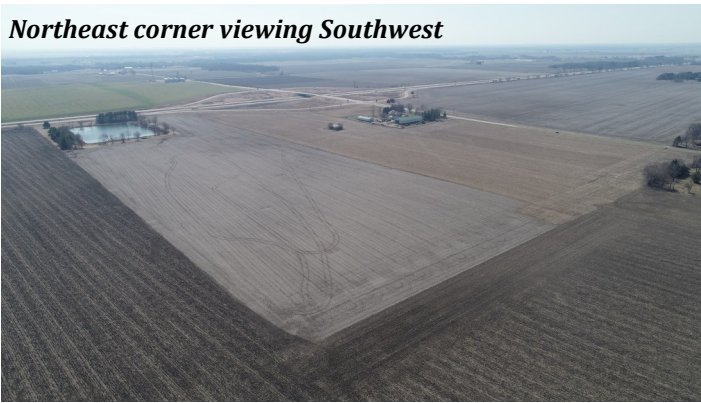
Western property line viewing East



Northern property line viewing South



Northeast corner viewing Southwest



Center viewing Southeast - Pond



Northwest corner viewing Southeast





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