

LONG CREEK FARM

LAND FOR SALE
MACON COUNTY, IL

12.85 Surveyed Acres
Offered as a Single Tract



For More Information
Visit FieldLevelAg.com

FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT



12.85

SURVEYED ACRES, OFFERED AS A SINGLE TRACT
Macon County, IL

Tom Courson, Broker
(217) 855-3026
Tom.Courson@fieldlevelag.com

Professional land services from a **FIELD LEVEL** point of view.



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THE FIELD LEVEL AG TEAM



Tom Courson

Owner - Broker

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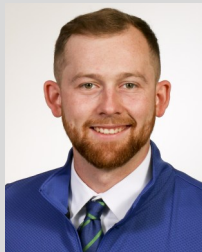


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TEAM OF PROFESSIONALS



Seth Baker
MT. ZION



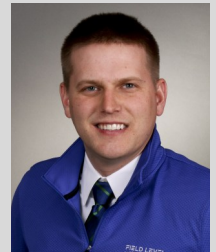
Kinser Wargel
SPRINGFIELD



Josh Peak
JACKSONVILLE



Nick Suess
GREENVILLE



Logan Frye
SPRINGFIELD



Chris Dorsey
JACKSONVILLE



Ryan Reifschneider
BELLEVILLE



Debra Reifschneider
BELLEVILLE



Alex Head
MT. ZION



Robert Nelson
SPRINGFIELD



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GENERAL TERMS

ASKING PRICE

12.85 Surveyed acres offered at \$25,000 per acre for a total asking price of \$321,250.

PROCEDURE OF SALE

The property will be offered as a single tract. The sale property is comprised of 12.85 surveyed acres in section 28 of Long Creek Township and is accessible via Monarch Rd along the northern property line and Salem School Rd along the eastern property line.

OFFERS

Contact broker to make a formal offer.

DOWN PAYMENT

Upon acceptance of a written offer, the buyer shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire. Your offer is not conditional upon financing. Please secure all financing arrangements prior to entering into a written contract to purchase.

CLOSING

The closing will be scheduled within forty-five (45) days after the execution of the purchase agreement. Closing will be held at Macon County Title Co. at 143 N. Water Street, Decatur, IL 62523.

REAL ESTATE TAXES

Buyer will receive a credit at closing for the 2025 real estate taxes payable in 2026, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

CURRENT YEAR CROP & CRP INCOME

Seller will be retaining the 2025 crop income and paying for the landowner's share of the 2025 crop expenses, if any.

POSSESSION

Possession will be granted at closing, subject to the rights of the tenant in possession. Seller & Tenant retain the right to enter the premises for the purpose of harvesting and the removal of the 2025 crops, and Buyer will not interfere with the same. The property sells with open tenancy for the 2026 crop year.

MINERALS

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

EASEMENTS

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

REIMBURSEMENTS

Reimbursements due, if any, will be outlined in the purchase agreement. If sold prior to fall fieldwork, no reimbursements will be due.

DISCLOSURE

Seller is a licensed real estate broker in Illinois. Representing agent is providing notice herein.

AGENCY

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

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. Announcements made over website take precedence over all printed material.



PROPERTY OVERVIEW

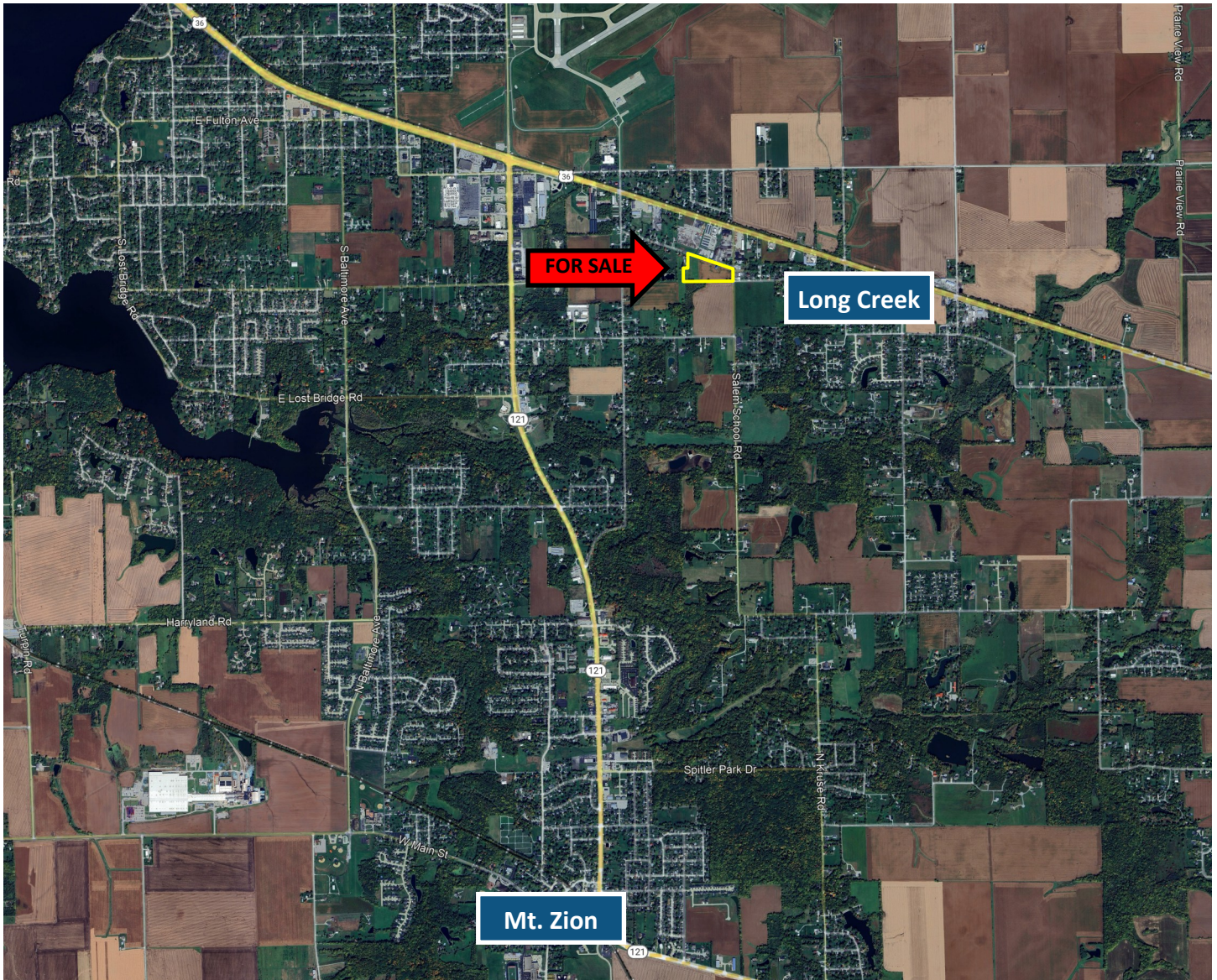
Real Estate Tax Data

These figures were provided by the Macon County Treasurer's office (2024 paid in 2025).

PIN NO.	ACRES	TAXES	TAXES/ACRE
09-13-28-277-003	12.85*	\$ 459.76	\$ 35.78

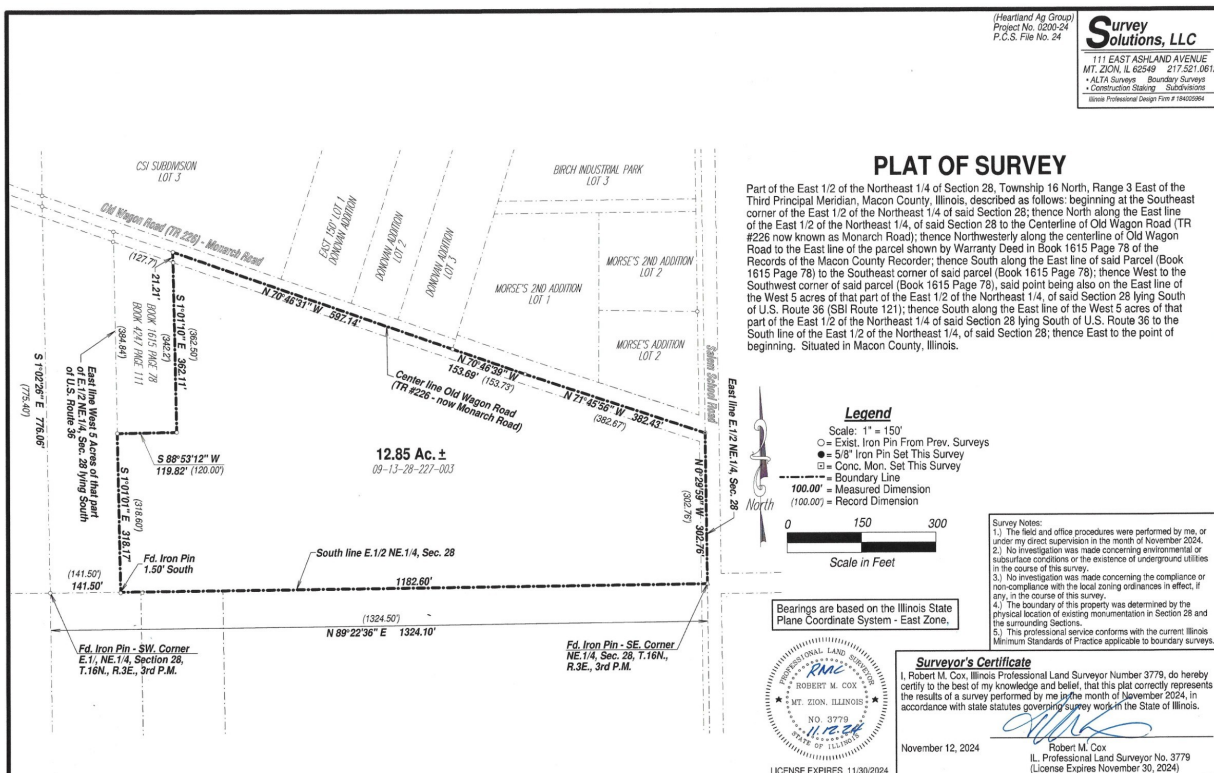
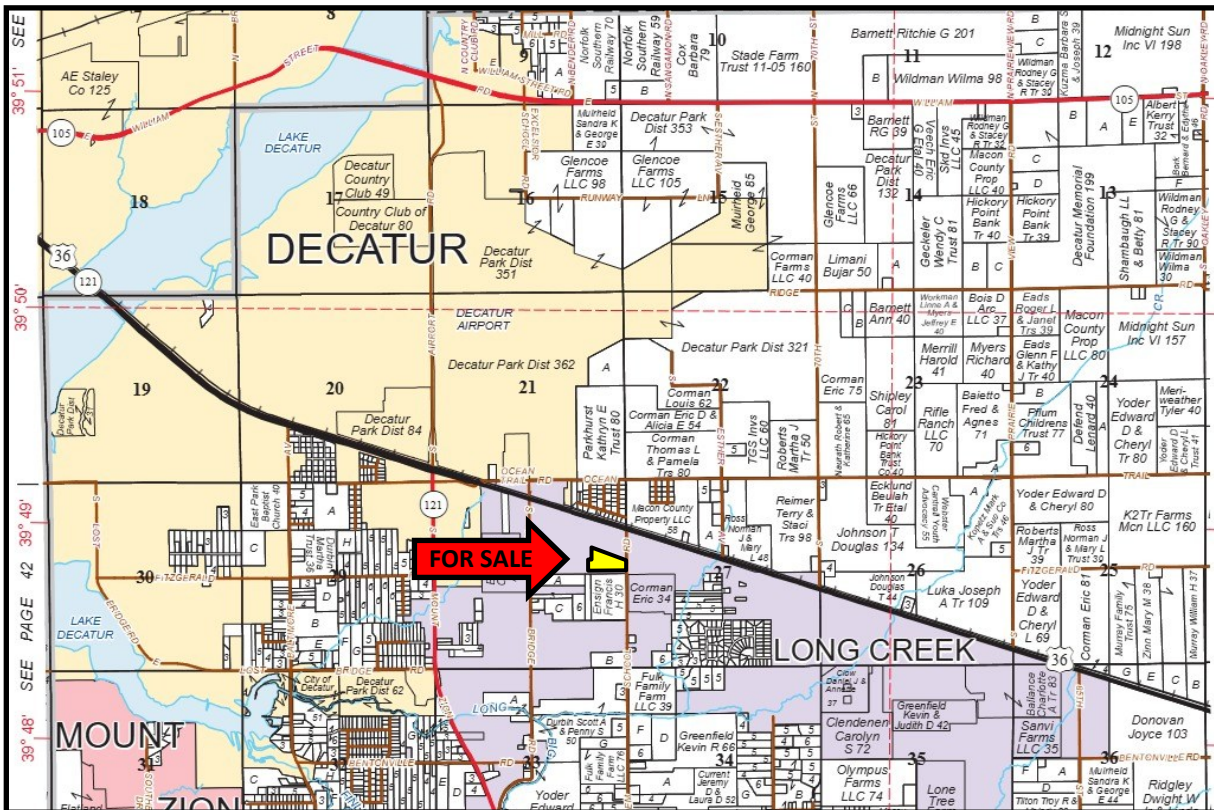
**Surveyed acres shown, Macon County GIS map shows 12.10 acres.*

EXPANDED AERIAL MAP



PLAT SPECIFICATIONS & SURVEY

LONG CREEK TOWNSHIP - T.16N.-R.3E.





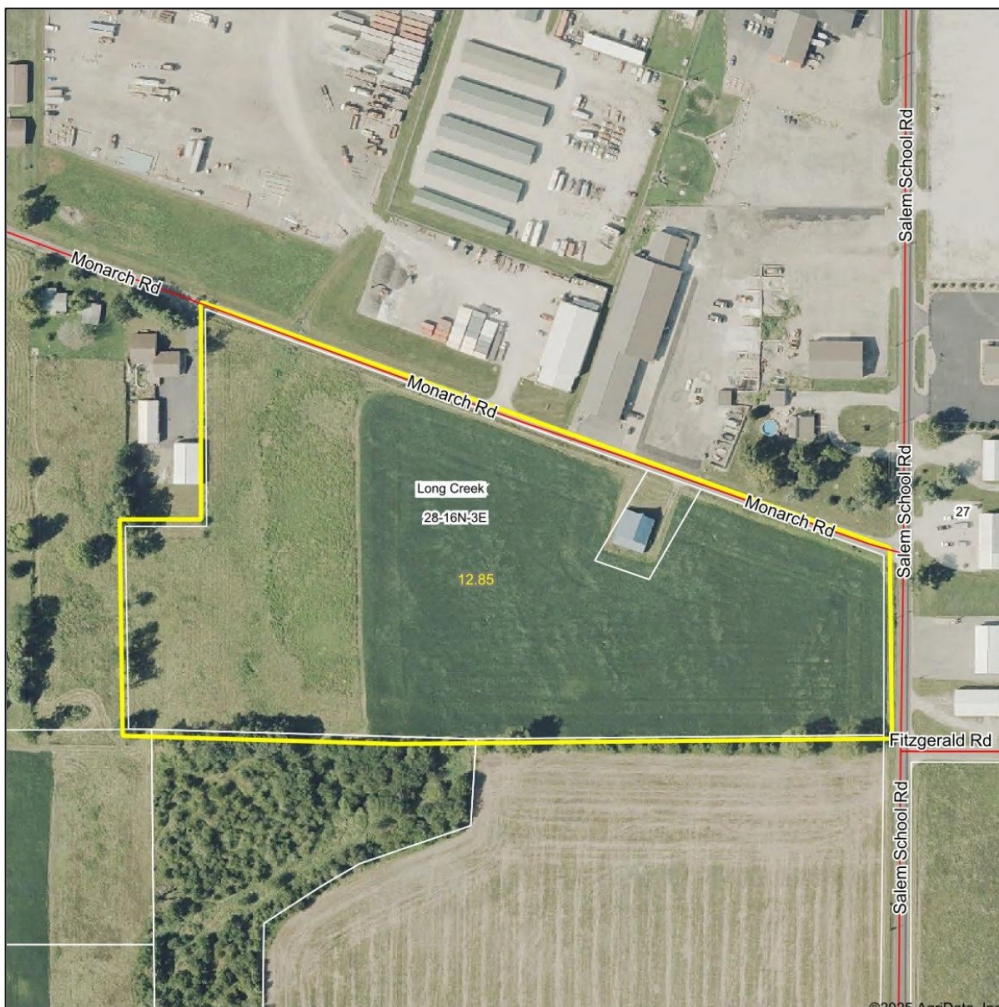
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AERIAL VIEW

12.85

Surveyed ACRES • Long Creek Township • Macon County, IL



0ft 239ft 477ft



28-16N-3E
Macon County
Illinois



NOTE

Grass area on the western portion of the property is now tillable acreage. See soil map.

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 39° 48' 50.16, -88° 51' 41.01

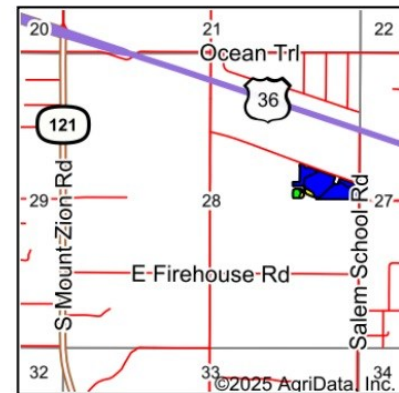
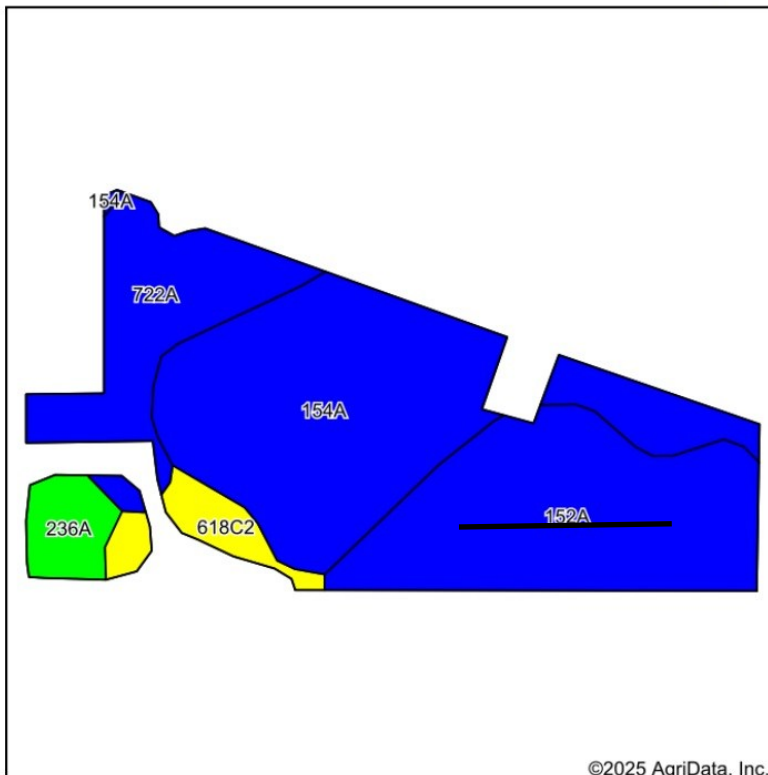
SOIL MAP

10.41

TILLABLE ACRES • Long Creek Township • Macon County, IL

139.9

SOIL PI RATING



State: Illinois
 County: Macon
 Location: 28-16N-3E
 Township: Long Creek
 Acres: 10.41
 Date: 7/3/2025



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Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL115, Soil Area Version: 21

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
154A	Flanagan silt loam, 0 to 2 percent slopes	4.39	42.2%		194	63	77	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	3.33	32.0%		**195	**63	**73	**144
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	1.72	16.5%		**186	**61	**71	**138
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	0.50	4.8%		**136	**44	**54	**100
236A	Sabina silt loam, 0 to 2 percent slopes	0.47	4.5%		168	52	65	122
Weighted Average					189	61.3	73.1	139.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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MACON COUNTY, IL



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Times are changing rapidly in the agriculture industry. Field Level Agriculture, Inc., provides peace of mind through extensive experience and professionalism. We Provide professional farmland appraisals, brokerage, auction and management services to landowners looking for the information necessary to make the best financial decision for themselves and their families.

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