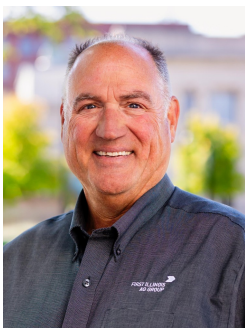




Farmland For Sale



80.27 +/- R.E. Tax Acres
Friends Creek Township, Macon County, IL



Bruce Huber, Managing Broker

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225 N. Water St.
Decatur, IL 62523

217-521-3537

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www.FirstIllinoisAgGroup.com

Macon County Farmland For Sale

General Description

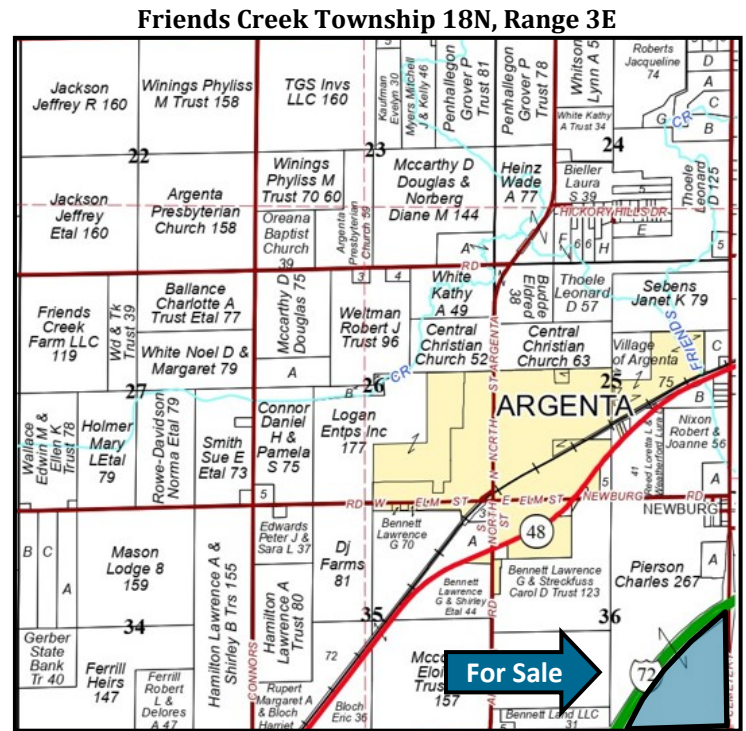
Offered for sale are **80.27 +/- acres** of high quality central Illinois farmland, featuring a four-acre recreational pond. The property is located in the north eastern portion of Macon County, approximately one mile southeast of Argenta, Illinois. The farm has excellent access along the eastern border via Cemetery Road.

The soil types on the sale property are Flanagan, Drummer, Proctor, Catlin, and Sable. The farm is **91.0 % tillable** with an overall **soil productivity index of 143.0**. The four-acre pond at the north end of the property provides excellent recreational opportunities.

The property is being offered at **\$15,800 per acre**. Don't miss this unique opportunity to expand your farming or investment portfolio.

Please contact **Bruce Huber** at **217-521-3537** for more information.

Plat of Sale Property—Macon County, IL



Reproduced with permission from Rockford Maps.

Aerial Map of Sale Property



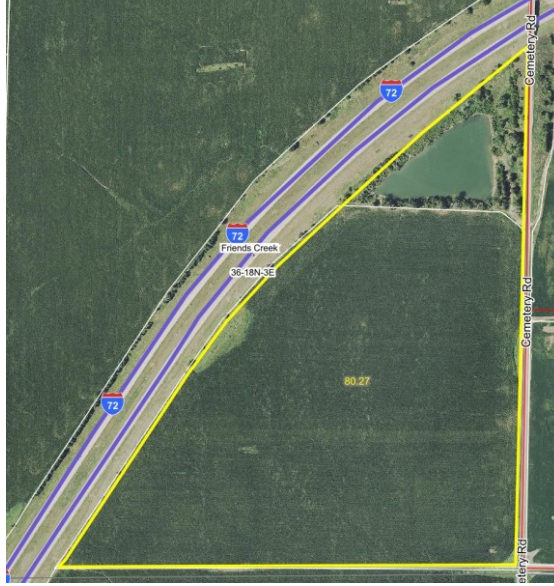
Bruce Huber, Managing Broker 217-521-3537

Pierson Farm - 80.27 +/- Acres

List Price

\$15,800 Per Acre

Aerial Map



FSA Data

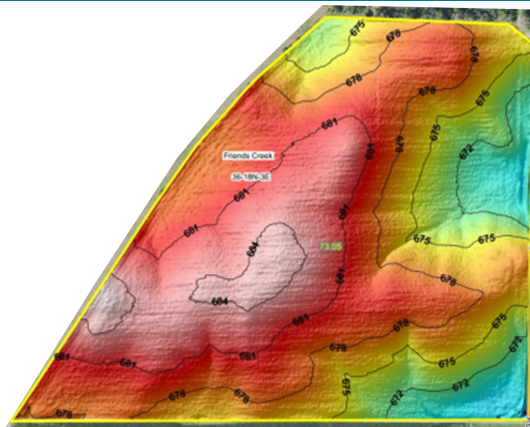
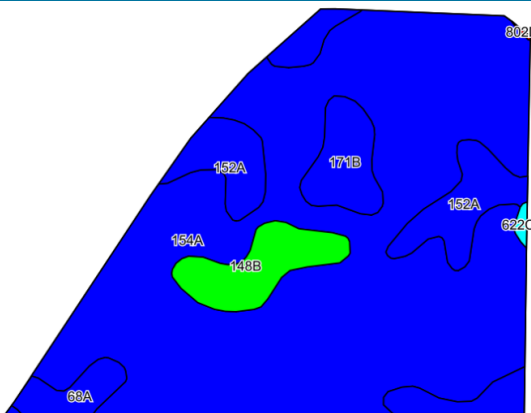
Farm No:	6901	Tillable Acres	73.02
Tract No:	7232	Total Acres	73.02

Crop	Base Acres	PLC Yield	Program
Corn	39.10	136	ARC
Soybeans	33.90	39	ARC

Soil 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 to 2 % slopes	194	63	144	75.9
152A	Drummer silty clay loam, 0 to 2 % slopes	195	63	144	12.1
148B	Proctor silt loam, 2 to 5 % slopes	181	57	132	5.2
171B	Catlin silt loam, 2 to 5 % slopes	185	58	137	4.1
68A	Sable silty clay loam, 0 to 2 % slopes	192	63	143	2.4
622C2	Wyanet silt loam, 5 to 10 % slopes	150	49	112	0.3
Weighted Average		192.9	62.4	143.0	



Real Estate Tax Data

(* includes acreage not included in sale)

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
05-03-36-400-004*	206.39	\$ 171,627	\$ 13,262.14	\$ 64.26

TERMS AND TITLE

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 2026 and possession will be granted at closing of this transaction. Seller is retaining the lease income for the 2025 crop year. The farm is currently operated by Bill Agee and he would appreciate the opportunity to discuss leasing options with the new owner.

Real Estate Taxes

Seller will provide a credit at closing for the 2025 taxes payable 2026.

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

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➤ Farmland For Sale Macon County, Illinois



ENHANCING FARMLAND OWNERSHIP.

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- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



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