

Farm/Development Land For Sale



The 121 Farm *6.804 Surveyed Acres* *Dalton City, Illinois*



Bruce Huber, Managing Broker

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**225 N. Water St.
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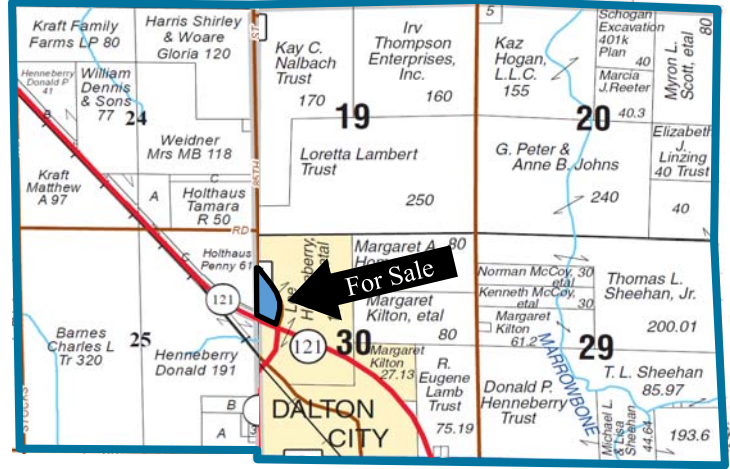
Moultrie County Land for Sale

GENERAL DESCRIPTION

The sale property has excellent road frontage with nearly 400 feet of frontage on State Rte. 121 and over 1300 feet of frontage along County Hwy. 57. This property is located at the intersection of Illinois Route 121, Illinois Route 128, and Macon County Highway 57. The average daily traffic count is over 8,000 per day. This property is well situated for potential development and lies within the Mt. Zion School District. Currently the property is zoned for Agricultural production. The tract is nearly level and is comprised of prime prairie soils with an average soil productivity rating of 142.4 and is 100% tillable. This will provide an investor with an excellent source of income.

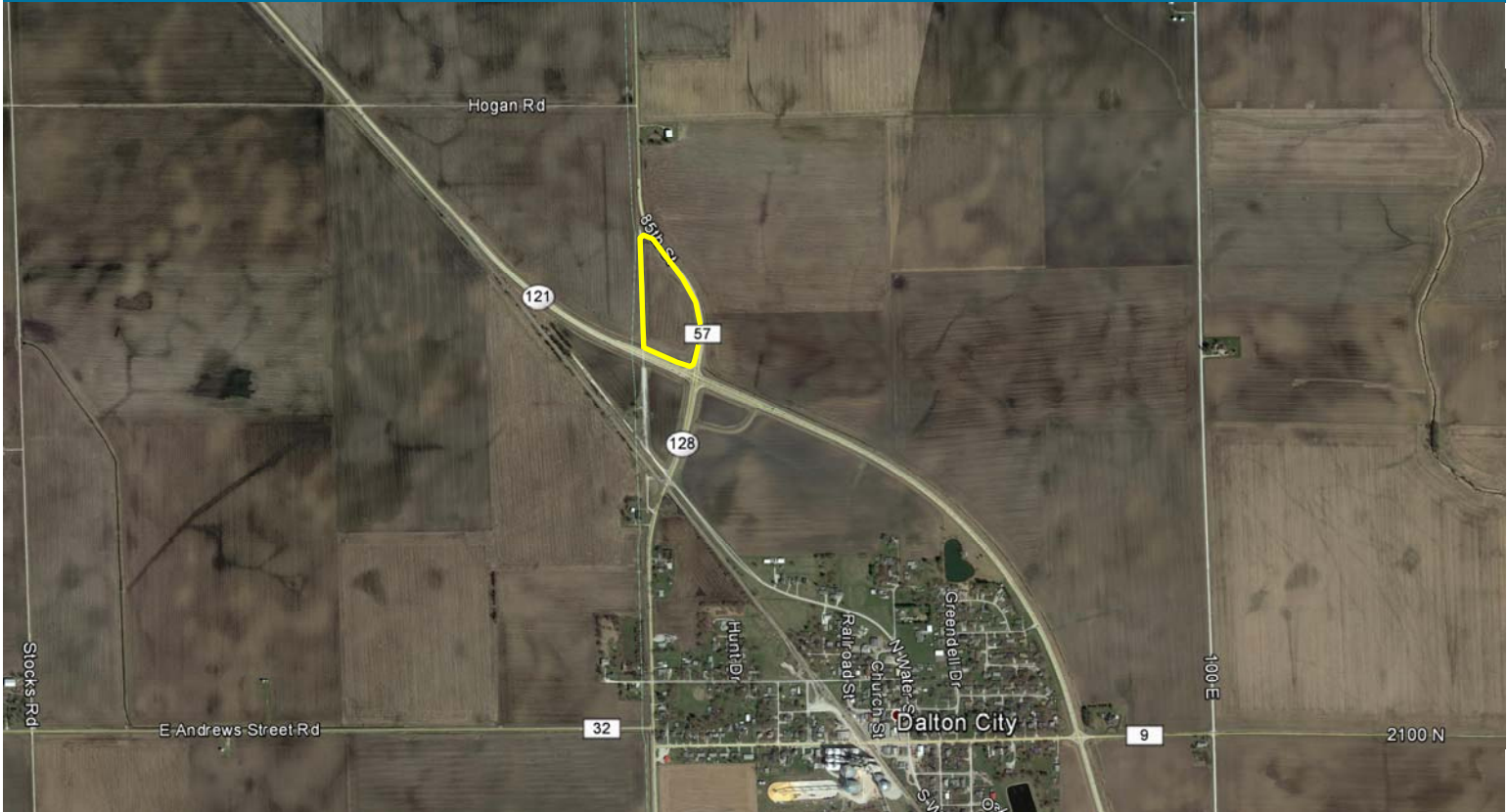
Visit website for additional information.

PLAT OF SALE PROPERTY – DORA TOWNSHIP SECTION 30, TOWNSHIP 15N, RANGE 4E



*Reproduced with the permission of Rockford Maps.

AERIAL PHOTO OF SALE PROPERTY



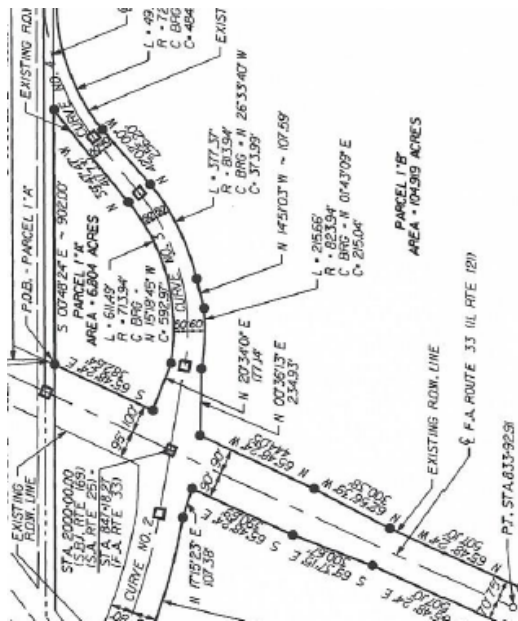
DEVELOPMENT POTENTIAL

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STREET MAP OF SUBJECT PROPERTY



SURVEY OF SUBJECT



COPIES OF SURVEY AVAILABLE UPON REQUEST



REAL ESTATE TAX DATA

The sale property is part of a larger tax parcel. The values shown below are based on a proration of the data obtained from the Moultrie County Assessors office.

Parcel No.	Acres	2015 Assessment	2015 Taxes (Payable 2016)	Per Acre
01-01-30-100-001	6.804	\$2,974	\$247.73	\$36.41

TERMS AND TITLE

List Price

\$13,000/ surveyed acre

Procedure

This property is being offered as one tract.

Down Payment and 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 tenant in possession.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

Current Operation

The property is currently being operated by KU-DEW FARMS, Inc.

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.





FIRST ILLINOIS AG GROUP

225 N. Water St.
Decatur, IL 62523

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Enhancing Farmland Ownership

FIRST ILLINOIS
AG GROUP 



From left to right: Dale Kellermann, Bruce Huber, Jim Schroeder, Seth Baker, Logan Frye

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