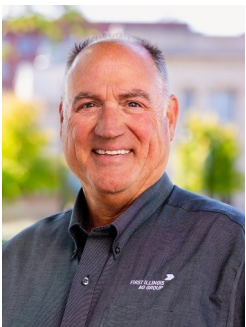




Farmland for Sale



40.31 +/- Acres
Blue Mound Township, Macon County, IL



Bruce M. Huber, Managing Broker

Bruce.Huber@FirstIllinoisAgGroup.com

**225 N. Water St.
Decatur, IL 62523**

217.521.3537

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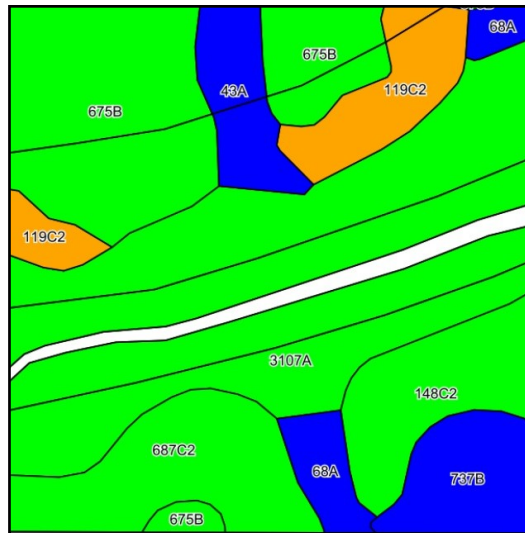
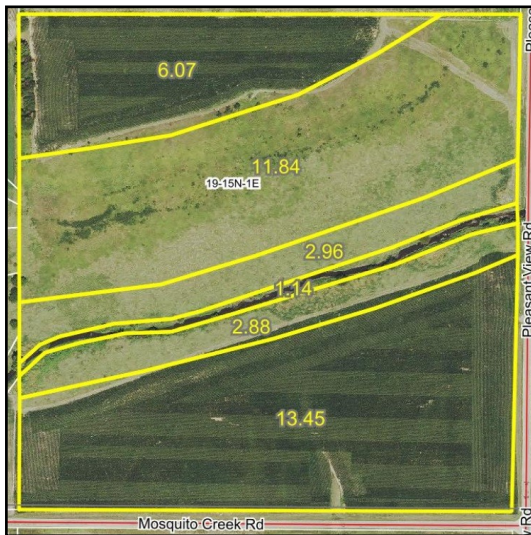
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SOILS/PRODUCTIVITY INDEX RATING

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.	%
3107A	Sawmill Silty Clay Loam, 0 to 2% slopes	170	54	125	38.8
675B	Greenbush Silt Loam, 2 to 5% slopes	180	57	131	21.9
687C2	Penfield Loam, 5 to 10% slopes	161	53	121	10.2
148C2	Proctor Silt Loam, 5 to 10% slopes	172	54	126	7.9
119C2	Elco Silt Loam, 5 to 10% slopes	140	46	104	7.3
737B	Tama Silt Loam, 2 to 5% slopes	185	59	138	5.5
43A	Ipava Silt Loam, 0 to 2% slopes	191	62	142	4.7
68A	Sable Silty Clay Loam, 0 to 2% slopes	192	63	143	3.7
Weighted Average		171.9	55.0	126.6	

AERIAL MAP & SOILS MAP



FSA DATA

Farm No: 5474 Cropland Acres: 37.22
Tract No: 5984 Row Crop Acres: 17.70

Crop	Base Acres	PLC Yield	Program
Corn	18.80	127	ARC
Soybeans	0.72	40	ARC

CRP Contract	Acres	Rental Rate/Acre	Annual Payment	Expires
11463	11.80	\$204.00	\$ 2,407.00	09/30/2031
11448	5.90	\$300.00	\$ 1,770.00	09/30/2031

REAL ESTATE TAX DATA

Parcel No.	Acres	2024 Assessment	2024 Taxes Payable 2025	Per Acre
02-15-19-400-007	40.31	\$ 20,568	\$ 1,423.00	\$ 35.30

TERMS AND TITLE

List Price:

\$ 8,350 Per RE Tax Acre
(\$ 336,588.50 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

Possession will be granted at closing of this transaction and lease is open for 2026.

Real Estate Taxes

Seller will pay 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.


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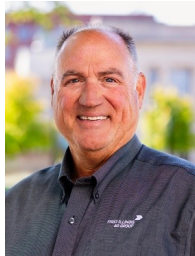


➤ Farmland For Sale Macon County, Illinois



ENHANCING FARMLAND OWNERSHIP.

- MANAGEMENT
- REAL ESTATE SALES
- AUCTIONS
- APPRAISALS



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