



# Farmland for Sale

Price Reduced: \$10,400 per surveyed acre



*Ralph Wallace Farms, LLC*  
*79.09 Surveyed Acres*  
*Macon County, Illinois*



**Bruce M. Huber, Managing Broker**

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**FIRST ILLINOIS  
AG GROUP**



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# Macon County Farmland For Sale

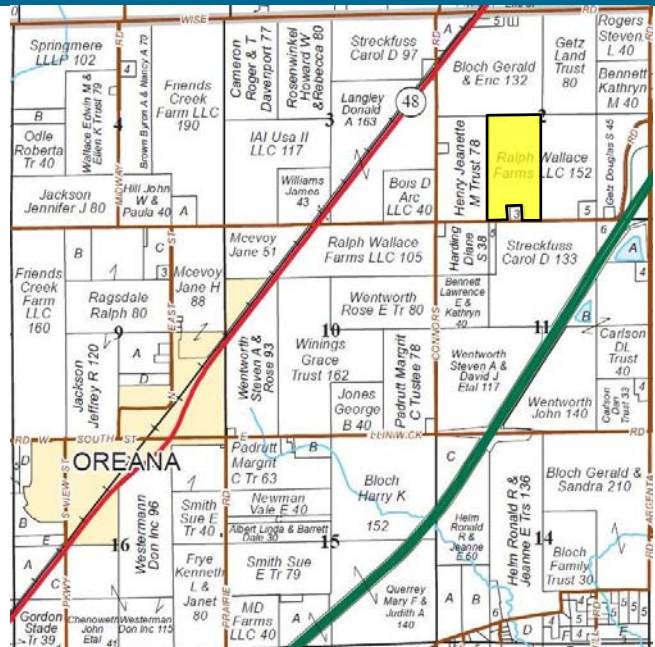
## General Description

Ralph Wallace Farms LLC, consists of 79.09 surveyed acres of productive Macon County, IL farmland. The farm is located two miles northeast of Oreana, IL, on the north side of Jordan Road (approx. ten miles northeast of Decatur). Soils found on the tract include: Sable and Elburn, with a tillable soil productivity index rating of 141.8.

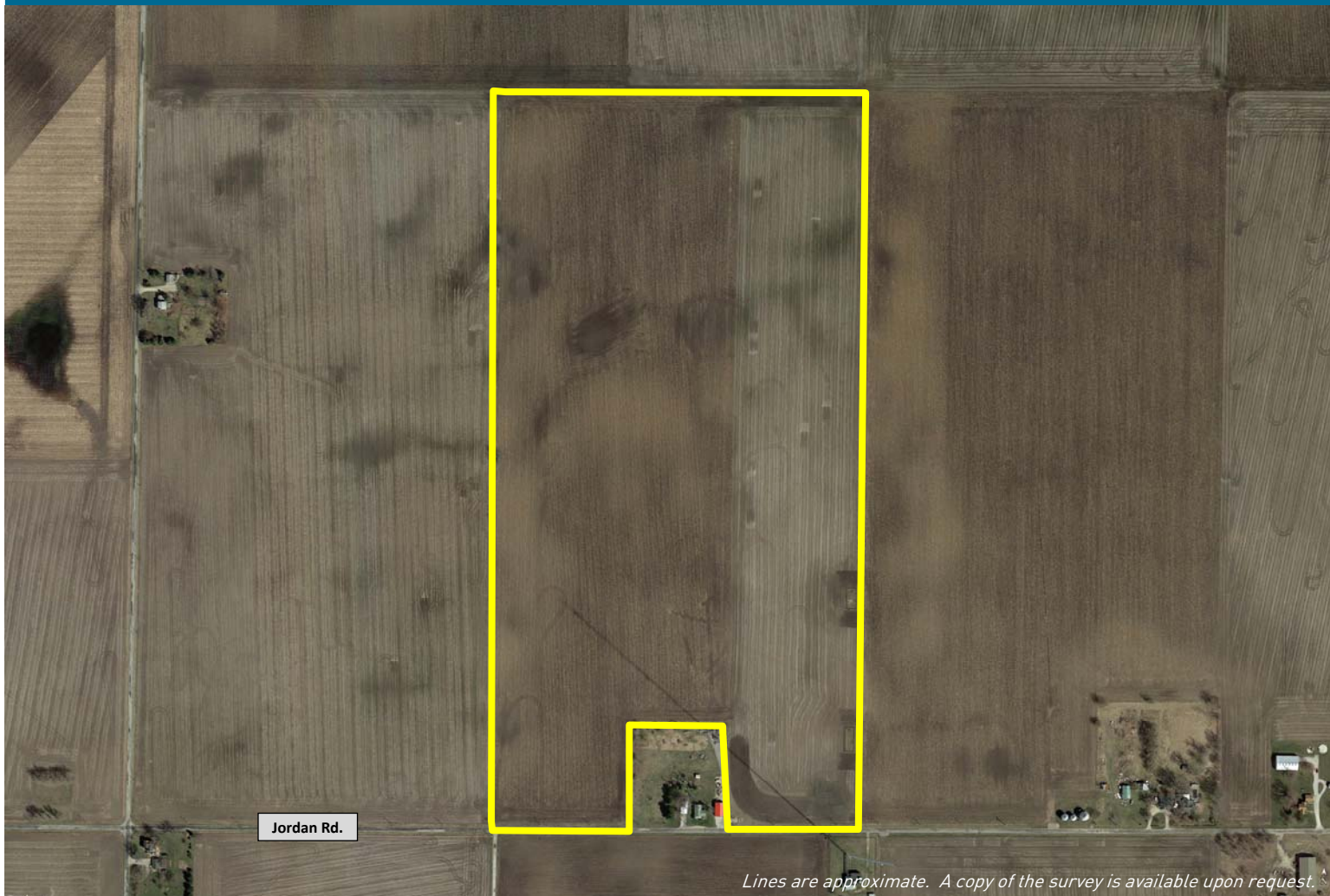
Offered at \$10,400 per surveyed acre.

*This property provides an excellent investment opportunity. Please contact Bruce M. Huber at 217-521-3537 for more information on this excellent tract of Central Illinois Farmland.*

## Plat of Sale Property - Macon County, IL



## OVERVIEW OF SALE PROPERTY



*Lines are approximate. A copy of the survey is available upon request.*

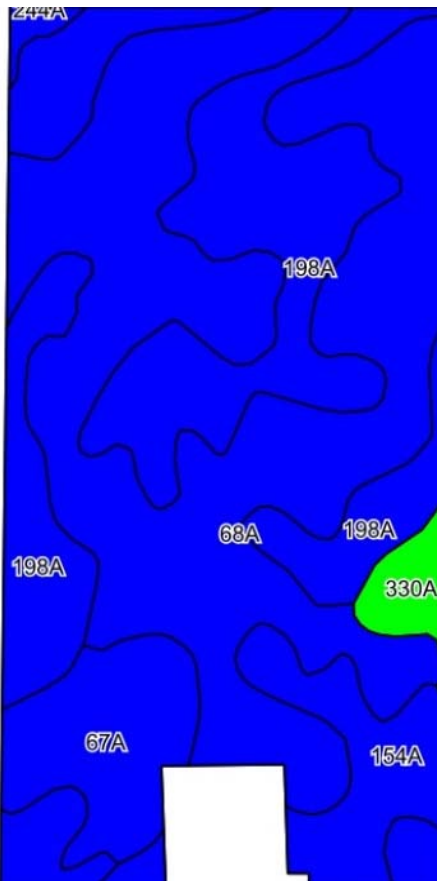
**Bruce Huber, Managing Broker - (217) 521-3537**

## 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.	%
68A	Sable silty clay loam, 0-2%		192	63	143	50.2%
198A	Elburn silt loam, 0-2%		197	61	143	30.6%
154A	Flanagan silt loam, 0-2%		194	63	144	8.8%
67A	Harpster silty clay loam, 0-2%		182	57	133	8.1%
330A	Peotone silty clay loam, 0-2%		164	55	123	2.3%
<b>Weighted Average</b>			<b>192.2</b>	<b>61.7</b>	<b>141.8</b>	

## SOIL MAP



## FSA DATA

Farm No: 4637

Tract No: 1829

Tillable Acres: 78.72

Crop	Base Acres	Program
Corn	47.6	ARC- CO
Beans	31.1	ARC- CO

## PRODUCTION

Year	Corn	Soybeans
2017	212.6	60.9
2016	227.5	66.0
2015	150.8	56.5
2014	210.4	59.7
2013	206.3	54.1
<b>AVG.</b>	<b>201.5</b>	<b>59.4</b>

## REAL ESTATE TAX DATA

Parcel No.	Acres	2017 Assessment	2017 Taxes Payable 2018	Per Acre
18-08-02-300-005	77.0	\$44,667	\$3,496.24	\$45.40

## TERMS AND TITLE

### List Price

\$10,400 per surveyed acre

### Procedure

This property is being offered as one 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

Possession will be granted at closing of this transaction.

### Current Operation

The sale property is currently leased to Jerry Wallace. Mr. Wallace has done an excellent job on this property and would appreciate an opportunity to continue his tenure should the buyer need a tenant. Tenancy will be available for the 2019 crop year.

### 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



From L to R: Brennen Kraft, Logan Frye, Hunter Damarin, Jim Schroeder, Kathy Coleman, Bruce Huber, Dale Kellermann

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