

LAND FOR SALE

**247+/- Acres, Piatt and Macon Counties, Illinois
Offered in Three Individual Tracts!**

Highlights:

- Class A Soils
- Close to grain markets
- Open lease for 2020

L-1900732
L-1900732-1
L-1900732-2

Property Location:

- **Tract 1:** is located a half mile east of Route 48 on County Road 2000N in Piatt County.
- **Tract 2:** is located one mile west of Route 48 near the intersection of Briggs Road and E Washington Street Road in Macon County.
- **Tract 3:** is located two miles west of Route 48 at the intersection of E Washington Street Road and Friends Creek Park Road in Macon County.



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For additional information, please contact:

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Legal Description:

- **Tract 1:** (80.0+/- acres) W1/2 of the NE ¼ of Section 27, Township 19 North, Range 4 East, Goose Creek Township, Piatt County, Illinois. PIN #: 04-27-19-004-001-01
- **Tract 2:** (98.86+/- acres) in Section 5, Township 18 North, Range 4 East, Friends Creek Township, Macon County, Illinois. PIN #: 05-04-05-300-004 and 05-04-05-400-001 (40+/- acres) NE ¼ of the SE ¼ of Section 5, Township 18 North, Range 4 East, Friends Creek Township, Macon County, Illinois. PIN #: 05-04-05-400-003
- **Tract 3:** (28.488+/- acres) in the NE ¼ of Section 7, Township 18 North, Range 4 East, Friends Creek Township, Macon County, Illinois. PIN #: 05-04-07-200-002 and 05-04-07-200-010

Property Description: Well maintained farmland that has been owned and operated by the family for over 100 years.

Farm Data:

• Tract 1	
Cropland	<u>80.00 acres</u>
Total	80.00 acres
• Tract 2	
Cropland	128.76 acres
Non-crop	5.10 acres
CRP	<u>5.00 acres</u>
Total	138.86 acres
• Tract 3	
Cropland	27.73 acres
Non-crop	<u>.76 acres</u>
Total	28.49 acres

FSA Information:

• Tract 1		
Base	Yield	
Corn	48.90 acres	156 bushels
Soybeans	29.90 acres	47 bushels
Wheat	1.20 acres	52 bushels
• Tract 2		
Base	Yield	
Corn	90.10 acres	156 bushels
Soybeans	29.40 acres	47 bushels
Wheat	6.10 acres	52 bushels
• Tract 3		
Base	Yield	
Corn	17.60 acres	156 bushels
Soybeans	9.80 acres	47 bushels

CRP: Tract 2 has 5 acres, expiring September 2020. Annual payment of \$1,608.

2018 Taxes:

- **Tract 1:** \$3,192.08
 - **Tract 2:** \$5,103.74
 - **Tract 3:** \$4,577.52
- Tract 3 taxes include homesite which is being sold separately*

Price:

- **Tract 1:** \$880,000 or \$11,000 per acre
- **Tract 2:** \$1,388,600 or \$10,000 per acre
- **Tract 3:** \$299,250 or \$10,500 per acre

Tract 1 Aerial



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
67A	Harpster silty clay loam, 0 to 2 percent slopes	14.4	17.59	133	-
43A	Ipava silt loam, 0 to 2 percent slopes	8.3	10.1	142	-
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	15.5	18.85	134	-
68A	Sable silty clay loam, 0 to 2 percent slopes	40.6	49.45	143	-
154A	Flanagan silt loam, 0 to 2 percent slopes	3.3	4.01	144	-
TOTALS		82.1	100%	139.48	-

Tract 2 Aerial



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	3.0	2.11	87	-
618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	4.5	3.17	100	-
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	24.9	17.71	140	-
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	11.1	7.9	112	-
56B	Dana silt loam, 2 to 5 percent slopes	4.2	2.96	130	-
171B	Catlin silt loam, 2 to 5 percent slopes	17.3	12.29	137	-
56C2	Dana silty clay loam, 5 to 10 percent slopes, eroded	2.8	1.96	122	-
154A	Flanagan silt loam, 0 to 2 percent slopes	21.3	15.11	144	-
291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	7.2	5.09	117	-
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	5.9	4.19	134	-
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.2	11.55	144	-
43A	Ipava silt loam, 0 to 2 percent slopes	22.4	15.96	142	-
TOTALS		140.6	100%	134.35	-

Tract 3 Aerial



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	CAP
171B	Catlin silt loam, 2 to 5 percent slopes	0.2	0.59	137	-
154A	Flanagan silt loam, 0 to 2 percent slopes	13.2	44.88	144	-
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.7	39.71	144	-
618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	2.0	6.88	100	-
56B	Dana silt loam, 2 to 5 percent slopes	1.0	3.44	130	-
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	1.3	4.5	112	-
TOTALS		29.4	100%	139.01	-

