

# Land For Sale

**ACREAGE:**

**52.00 Acres, m/l**

**LOCATION:**

**Macon County, IL**



## Property Key Features

- Potential Development Property Near Decatur, Illinois
- Located Just North of I-72 and Hwy 121
- Excellent Quality Farmland

**Spencer Smith, AFM, ALC**

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Licensed Salesperson in IA

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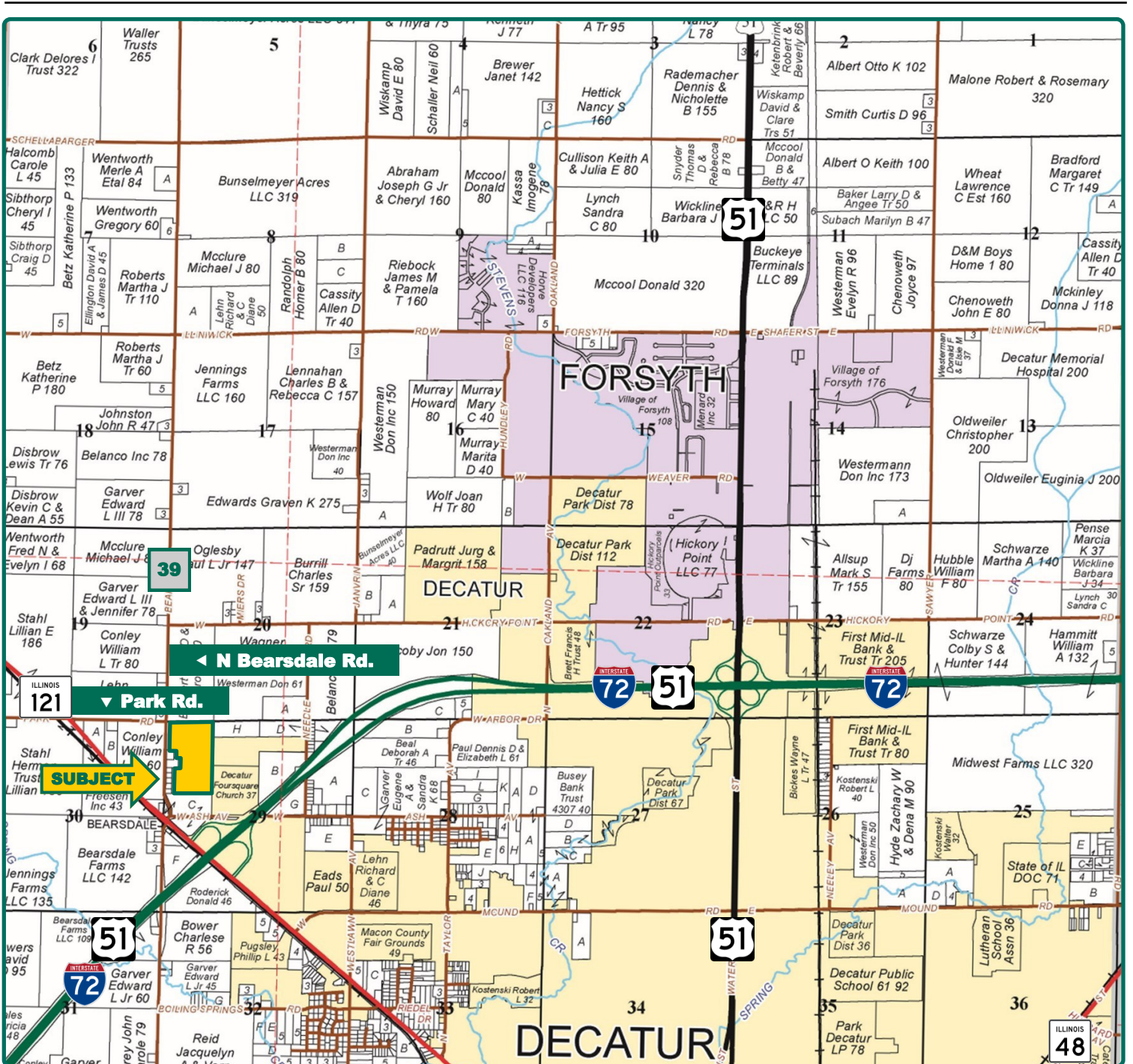
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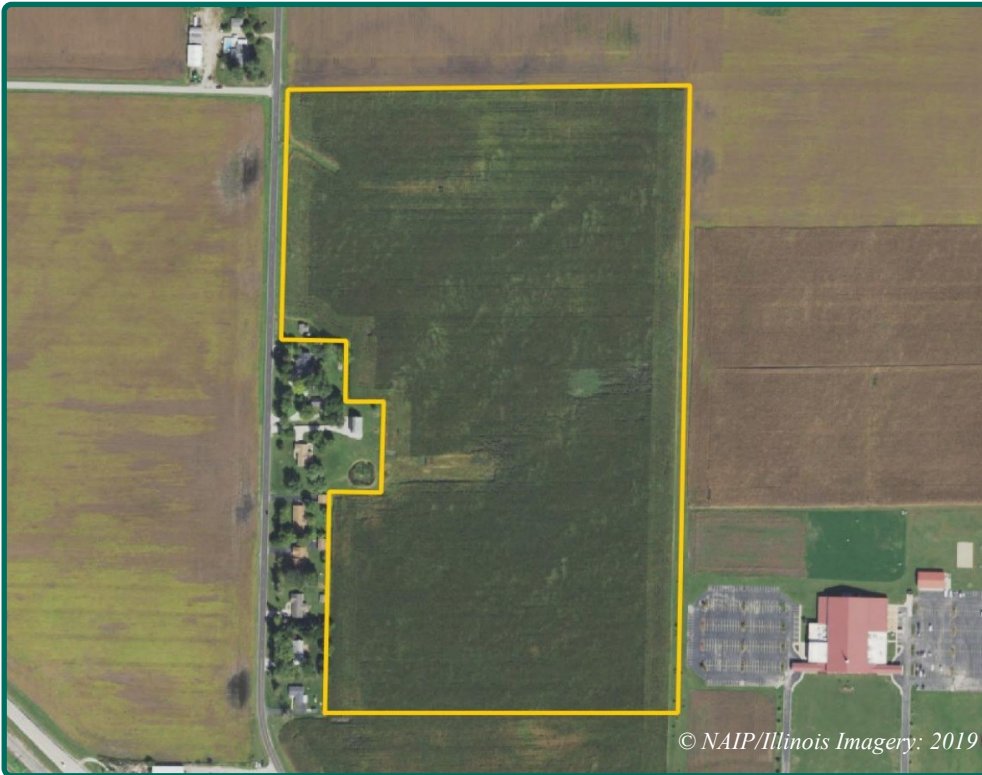




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<b>FSA/Eff. Crop Acres:</b>	<b>52.02</b>
<b>Corn Base Acres:</b>	<b>25.60</b>
<b>Bean Base Acres:</b>	<b>25.60</b>
<b>Soil Productivity:</b>	<b>141.20 P.I.</b>

## Property Information

**52.00 Acres, m/l**

### Location

**From Exit 138 along I-72 W / U.S. Hwy 51 S in Decatur:** Go northwest on IL-121 N for 0.2 miles, and then north on N Bearsdale Rd. for ½ mile. Property is located on the east side of the road.

### Legal Description

NW¼ NW¼; part of the SW¼ NW¼ of Section 29, Township 17 North, Range 2 East of the 3rd P.M., Macon Co., IL.

### Property Address

4520 N Bearsdale Rd.  
Decatur, IL 62526

### Price & Terms

- \$910,000
- \$17,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

At closing, subject to existing lease.

### Real Estate Tax

2023 Taxes Payable 2024: \$3,103.62  
Taxable Acres: 52.00  
Tax Parcel ID #: 07-07-29-101-003

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 568, Tract 2260  
FSA/Eff. Crop Acres: 52.02  
Corn Base Acres: 25.60

Corn PLC Yield: 160 Bu.  
Bean Base Acres: 25.60  
Bean PLC Yield: 52 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Elburn, Drummer, and Hartsburg. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.20. See soil map for details.

### Land Description

Level.

### Drainage

Natural with some tile. No tile maps available.

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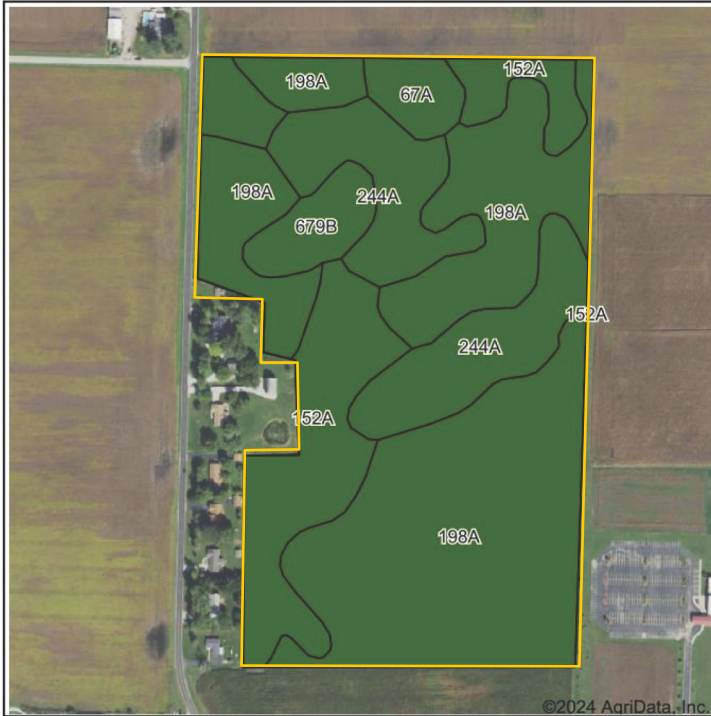
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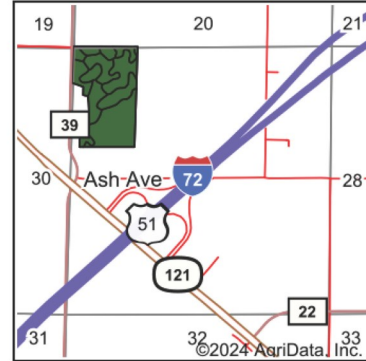
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Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Macon**  
Location: **29-17N-2E**  
Township: **Hickory Point**  
Acres: **52.02**  
Date: **8/26/2024**



Maps Provided By:



Area Symbol: IL115, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	28.73	55.2%		143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.06	19.3%		**144
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	9.52	18.3%		**134
**679B	Blackberry silt loam, 2 to 5 percent slopes	2.16	4.2%		**141
**67A	Harpster silty clay loam, 0 to 2 percent slopes	1.55	3.0%		**133
<b>Weighted Average</b>					<b>141.2</b>

### Buildings/Improvements

There is a 596 sq. ft. garage on the property.

### Water & Well Information

None.

### Pipeline

There is a pipeline that runs along the north property border. Contact agent for details.

### Comments

Currently zoned as ag land, this excellent quality farm has development potential.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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Spring 2024 - Northeast Corner looking Southwest



Spring 2024 - Southeast Corner looking Northwest



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