



# Farmland for Sale By Sealed Bid

114.75 +/- Surveyed Acres in Macon County, IL

## Bids Due January 15, 2025

### SEALED BID TERMS

**PROCEDURE:** The property will be offered as a single tract in a sealed bid format. Bids must be submitted via e-mail on the official bid form which may be obtained from Moore & Warner Farm Real Estate, LLC / Selling Agent. Bids must be submitted to the Selling Agent by 12:00 PM (NOON) CDT on Wednesday January 15th, 2025. The Selling Agent will notify the top 4 bidders by 5:00 p.m. Wednesday January 15th, 2025. The top 4 bidders will be given the opportunity to improve or increase their bids and terms based on feedback from the Selling Agent. The final bids must be submitted to the Selling Agent by 12:00 PM (NOON) CDT on Friday January 17th, 2025. The seller reserves the right to accept or reject any or all bids.

**DOWN PAYMENT:** A 10% down payment of the total contract purchase price will be due via a wire transfer within 24 hours of the Seller's acceptance of a bid. The balance of the contract purchase price is due in cash at closing. OFFERS AND BIDS CANNOT BE CONDITIONAL UPON FINANCING.

**CLOSING:** The closing shall take place on or before February 14, 2025.

**POSSESSION:** Possession will be given at closing, subject to the remaining rights of the current tenant under the existing lease, which expires on February 28, 2025.

**TITLE:** Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens..

**REAL ESTATE TAXES & ASSESSMENTS:** Seller shall credit Buyer at closing for 100% of the 2024 calendar year taxes payable in 2025 (and unpaid as of the date of closing), based on the most recent discoverable tax figures. Buyer is responsible for 2025 and all subsequent taxes.

**INCOME & LEASE:** The Seller will retain all 2024 farm rents. 2025 tenancy and beyond is OPEN.

**SURVEY:** Selling 114.75 surveyed acres. Survey completed November 27th, 2024.

**MINERAL RIGHTS:** The sale shall include any and all mineral rights owned by the Seller, if any.

**ACREAGES:** All acreages are approximate and have been estimated based upon current legal descriptions, survey, FSA records and aerial mapping software.

**EASEMENTS & LEASES:** The sale is subject to any and all easements and leases of record.

**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the final agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Moore & Warner Farm Real Estate, LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Moore & Warner Farm Real Estate, LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Bidder shall assume sole responsibility for timely submission of bids by the deadline, and Seller and Moore & Warner Farm Real Estate, LLC shall bear no liability related to inaccurate, late, or improper bids including failure due to internet connection or delivery service. Potential Buyers understand the sealed bid format for potential Buyers does not constitute an auction and the Seller retains sole and exclusive authority to accept or reject any bids for any reason.

**AGENCY DISCLOSURE:** Moore & Warner Farm Real Estate, LLC and its representatives are exclusive agents of the Seller and do not represent you or any potential Buyer.

**SELLER:** Charles Rhea Anderson and Brenda Elizabeth Anderson Trust

V. Ross Albert, AFM  
*Farm Manager, Broker*  
(309) 261-2230  
ralbert@moore-warner.com

Moore & Warner  
Farm Real Estate, LLC  
100 S. Center St., Suite 301  
Clinton, IL 61727  
www.moore-warner.com

Farmland Management  
Farmland Investing & Brokerage  
Consulting



# Farmland for Sale By Sealed Bid

114.75 +/- Surveyed Acres in Macon County, IL

## Anderson Trust Farm Macon County Maroa Township

- Offered By Sealed Bid  
Bids Due January 15, 2025
- 114.75 +/- Surveyed Acres
- 143.1 Productivity Index

## Bids Due January 15, 2025



### Moore & Warner Farm Real Estate, LLC

(217) 935-9799

100 S. Center St., Suite 301

Clinton, IL 61727

[www.moore-warner.com](http://www.moore-warner.com)

**V. Ross Albert, AFM**

*Farm Manager, Broker*

(309) 261-2230

[ralbert@moore-warner.com](mailto:ralbert@moore-warner.com)

**Jonah Kolb, AFM**

*Designated Managing Broker*

(217) 935-9799

[jkolb@moore-warner.com](mailto:jkolb@moore-warner.com)



# Farmland for Sale By Sealed Bid

114.75 +/- Surveyed Acres in Macon County, IL

## Bids Due January 15, 2025



Offered By Sealed Bid

114.75 +/- Surveyed Acres  
143.1 PI

Location  
Sec 35

Maroa Township  
Macon County, IL

### Soils Tests

Fall of 2019 Average:

pH: 5.9

P1 Lbs/a: 61

K Lbs/a: 333

### Soils / Productivity

Crop Productivity Index 143.1

Primarily Drummer and Ipava Silt Clay Loam

### Yield History

Trend Adjust APH

Corn: 242 bu/Ac

Soybeans: 76 bu/Ac

### Lease

Open Lease for 2025

### FSA Data

FSA Cropland Acres: 112.72

### Real Estate Taxes

2023 Taxes Payable 2024 - \$61.86/acre

PIN: 10-02-35-400-003

113.57 Taxes Acres

### Legal

Parcel No.: 10-02-35-400-003 - 114.75 Acre Tract

The West Half (W.1/2) of the Southeast Quarter (SE.1/4) AND the Southeast Quarter (SE.1/4) of the Southeast Quarter (SE.1/4), all in Section 35, Township 18 North, Range 2 East of the Third Principal Meridian, Macon County, Illinois, EXCEPT beginning at an iron pin at the Southeast corner of the Southeast Quarter of said Section 35; thence North 2°10'25" East 685.49 feet along the East line of the Southeast Quarter of said Section 35; thence West 400.81 feet along a line 685 feet North of and parallel with the South line of the Southeast Quarter of said Section 35; thence South 3°29'40" East 686.28 feet to the South line of the Southeast Quarter of said Section 35; thence East 416.64 feet along the South line of the Southeast Quarter of said Section 35 to the point of beginning.

*Disclaimer and Agency Disclosure: Information provided in this brochure is informational only, reported from sources deemed reliable, and cannot be guaranteed by Moore & Warner Farm Real Estate, LLC or its brokers. The brokers identified are agents for and represent only the seller.*

V. Ross Albert, AFM  
Farm Manager, Broker  
(309) 261-2230  
ralbert@moore-warner.com

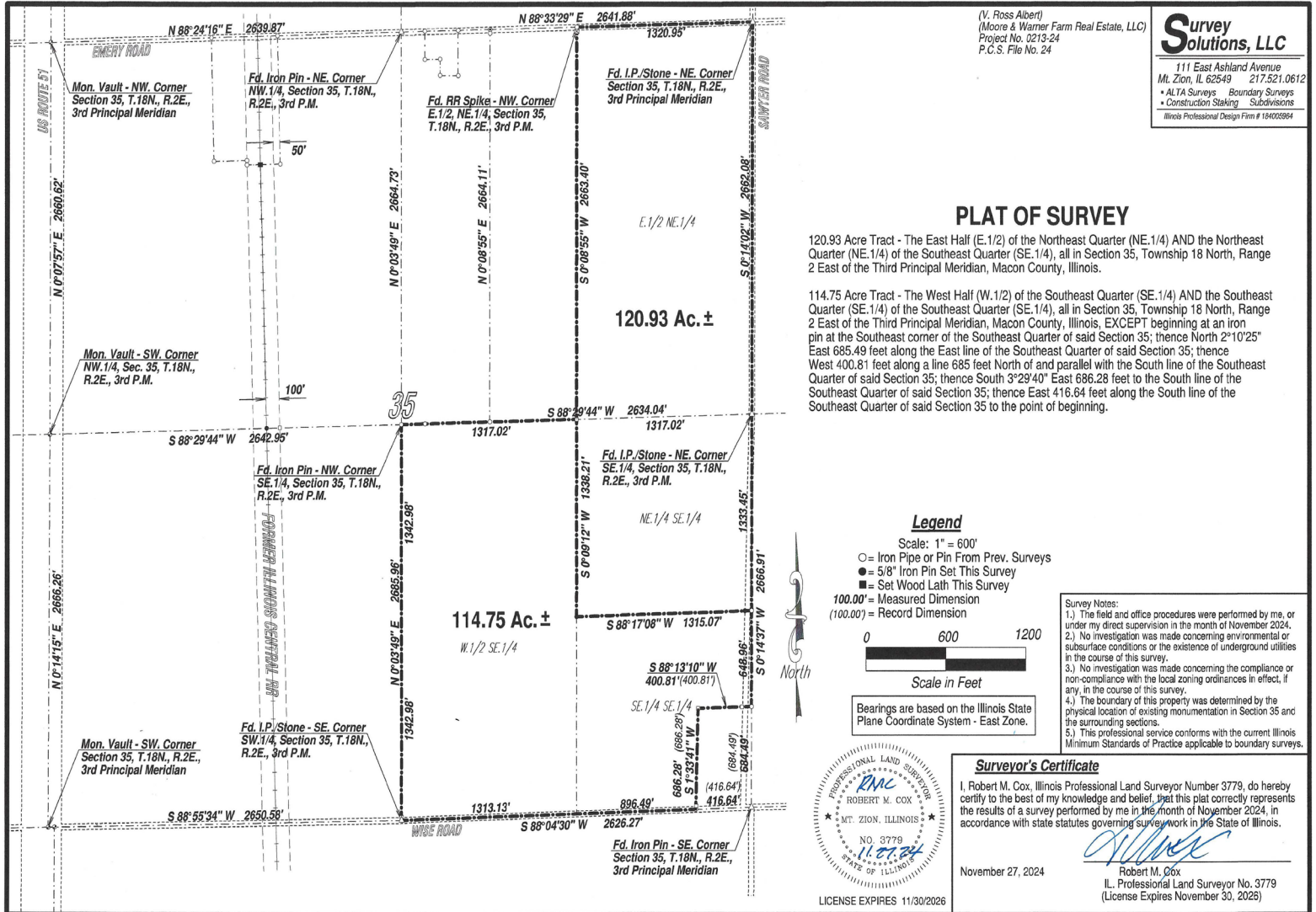
**Moore & Warner**  
**Farm Real Estate, LLC**  
100 S. Center St., Suite 301  
Clinton, IL 61727  
www.moore-warner.com

Farmland Management  
Farmland Investing & Brokerage  
Consulting

# Farmland for Sale By Sealed Bid

## 114.75 +/- Surveyed Acres in Macon County, IL

### Plat of Survey



V. Ross Albert, AFM  
Farm Manager, Broker  
(309) 261-2230  
ralbert@moore-warner.com

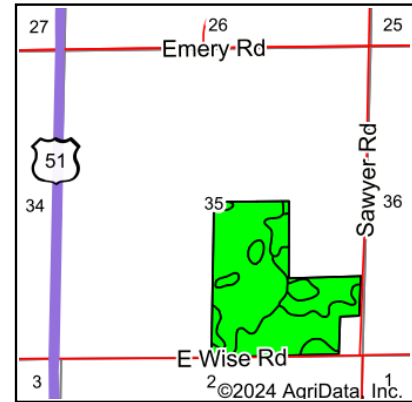
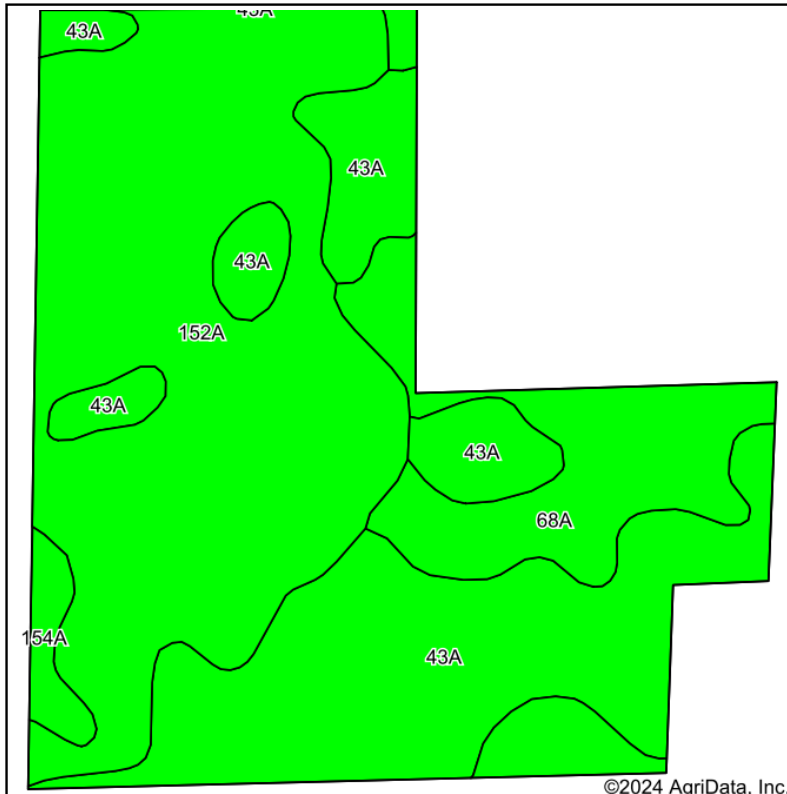
**Moore & Warner**  
**Farm Real Estate, LLC**  
100 S. Center St., Suite 301  
Clinton, IL 61727  
www.moore-warner.com

**Farmland Management**  
**Farmland Investing & Brokerage**  
**Consulting**

# Farmland for Sale By Sealed Bid

## 114.75 +/- Surveyed Acres in Macon County, IL

### Soils Map



State: **Illinois**  
County: **Macon**  
Location: **35-18N-2E**  
Township: **Maroa**  
Acres: **112.72**  
Date: **9/24/2024**



Area Symbol: IL115, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall
**152A	Drummer silty clay loam, 0 to 2 percent slopes	52.63	46.6%		**195	**63	**73	**144	82
43A	Ipava silt loam, 0 to 2 percent slopes	40.20	35.7%		191	62	77	142	89
**68A	Sable silty clay loam, 0 to 2 percent slopes	17.79	15.8%		**192	**63	**74	**143	84
154A	Flanagan silt loam, 0 to 2 percent slopes	2.10	1.9%		194	63	77	144	90
Weighted Average					193.1	62.6	74.7	143.1	*n 85

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

**V. Ross Albert, AFM**  
*Farm Manager, Broker*  
(309) 261-2230  
[ralbert@moore-warner.com](mailto:ralbert@moore-warner.com)

**Moore & Warner**  
**Farm Real Estate, LLC**  
100 S. Center St., Suite 301  
Clinton, IL 61727  
[www.moore-warner.com](http://www.moore-warner.com)

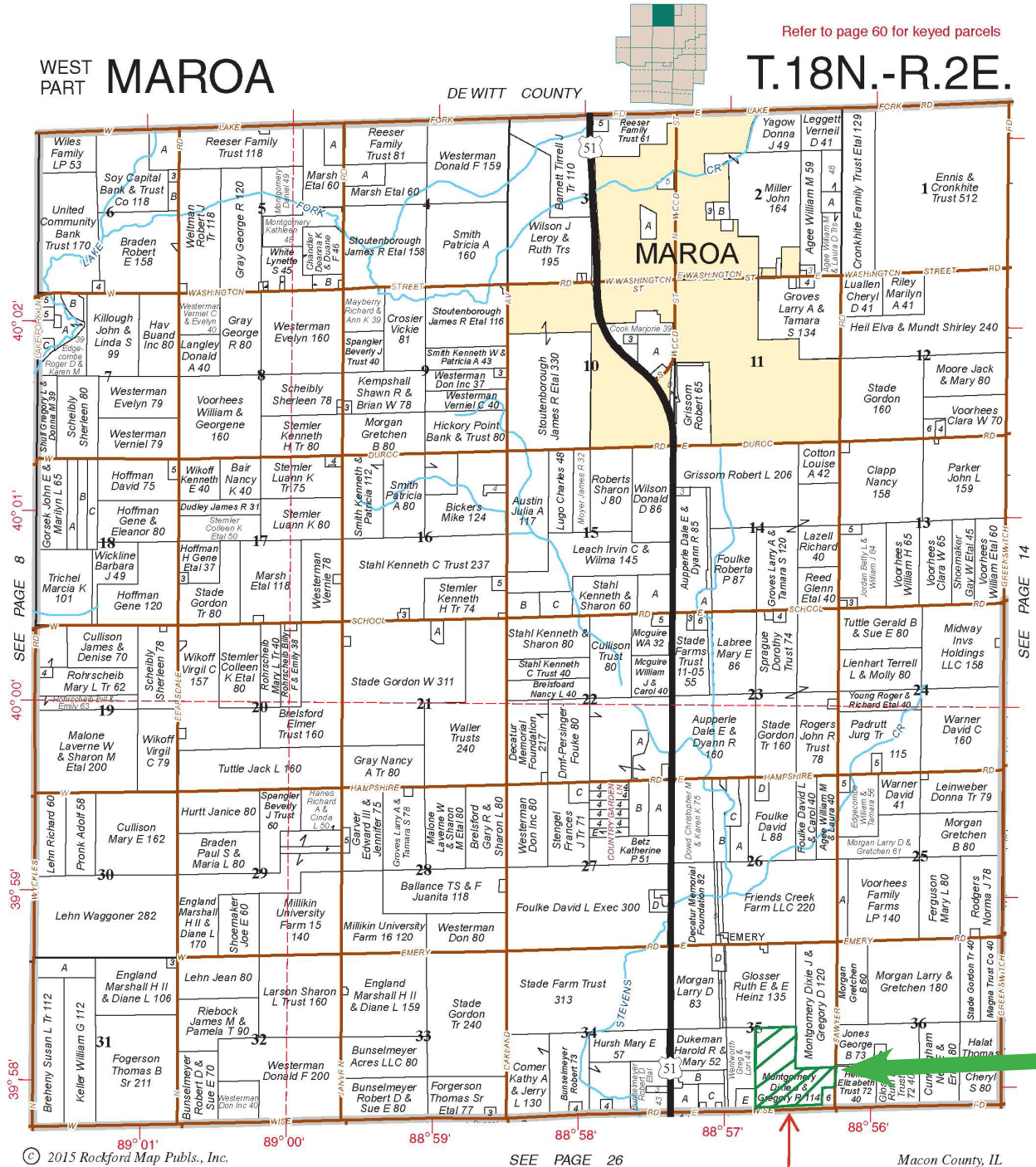
**Farmland Management**  
**Farmland Investing & Brokerage**  
**Consulting**



# Farmland for Sale By Sealed Bid

## 114.75 +/- Surveyed Acres in Macon County, IL

### Plat Map



**V. Ross Albert, AFM**  
**Farm Manager, Broker**  
**(309) 261-2230**  
[ralbert@moore-warner.com](mailto:ralbert@moore-warner.com)

**Moore & Warner**  
**Farm Real Estate, LLC**  
100 S. Center St., Suite 301  
Clinton, IL 61727  
[www.moore-warner.com](http://www.moore-warner.com)

**Farmland Management**  
**Farmland Investing & Brokerage**  
**Consulting**