

**Macon County 30 Tract 1**  
Ridgley Rd  
Dalton City, IL 61925

**\$424,050**  
30.840± Acres  
Macon County



**Macon County 30 Tract 1**  
**Dalton City, IL / Macon County**

**SUMMARY**

**Address**

Ridgley Rd

**City, State Zip**

Dalton City, IL 61925

**County**

Macon County

**Type**

Farms

**Latitude / Longitude**

39.79062 / -88.79871

**Acreage**

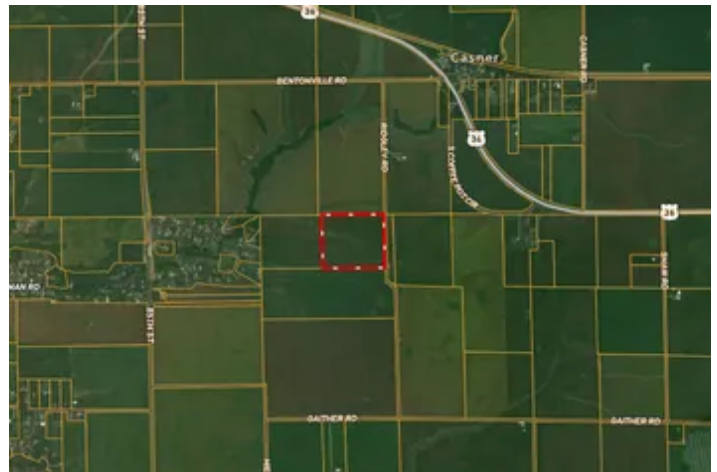
30.840

**Price**

\$424,050

**Property Website**

<https://indianalandandlifestyle.com/property/macon-county-30-tract-1-macon-illinois/98719/>



## Macon County 30 Tract 1 Dalton City, IL / Macon County

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### **PROPERTY DESCRIPTION**

#### **30.84± Prime Tillable Acres | Highly Productive Soils | Excellent Access**

This 30.84± acre tract represents an outstanding opportunity to acquire high-quality, nearly all-tillable farmland with strong long-term production capability. The farm is comprised primarily of **Drummer-Milford and Flanagan silt loams**, two of the most sought-after soil types in the region, carrying an impressive **139.4 average Productivity Index (PI)**.

**Drummer silt loam** is a deep, dark prairie soil formed under native grasses. It is known for excellent moisture-holding capacity and consistent yield performance. In typical management scenarios, Drummer soils commonly support:

**Flanagan silt loam** is another highly productive prairie soil with excellent structure, natural fertility, and drainage characteristics. It is widely regarded as a premier row-crop soil.

The combination of these soils provides strong yield stability in both favorable and variable growing conditions.

The tract features **good road access**, allowing for efficient movement of equipment, grain hauling, and year-round entry.

This property is being offered in conjunction with a **contiguous, equal-sized tract to the west**, also priced at \$424,050, creating the opportunity at a larger piece of ground.

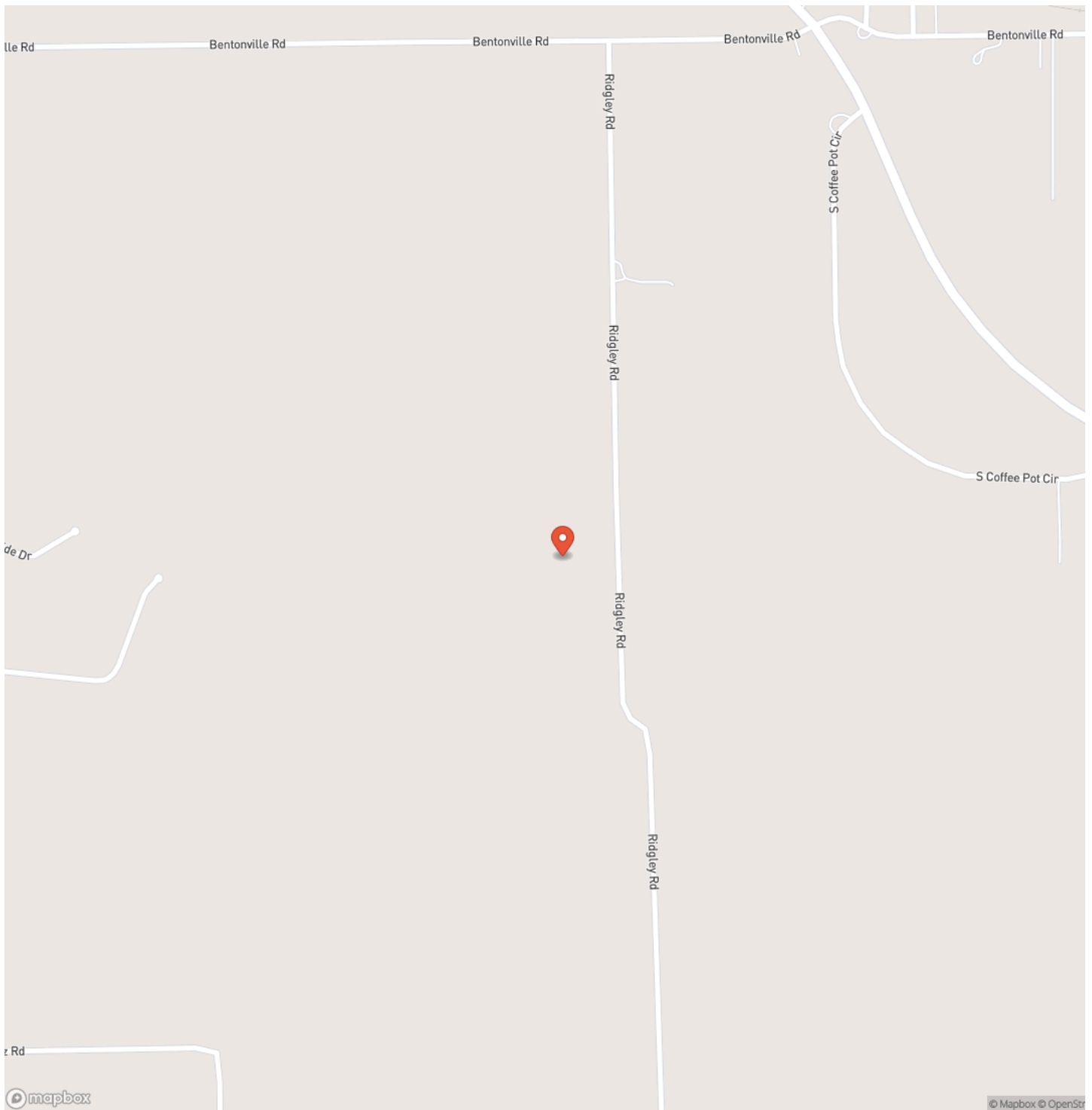
Whether you are expanding your operation or seeking a solid land investment, this farm checks all the boxes: quality soils, strong PI rating, and convenient access.

**For more information, contact Land Specialist, Jimmy Rade, at [217-310-2088](tel:217-310-2088) .**

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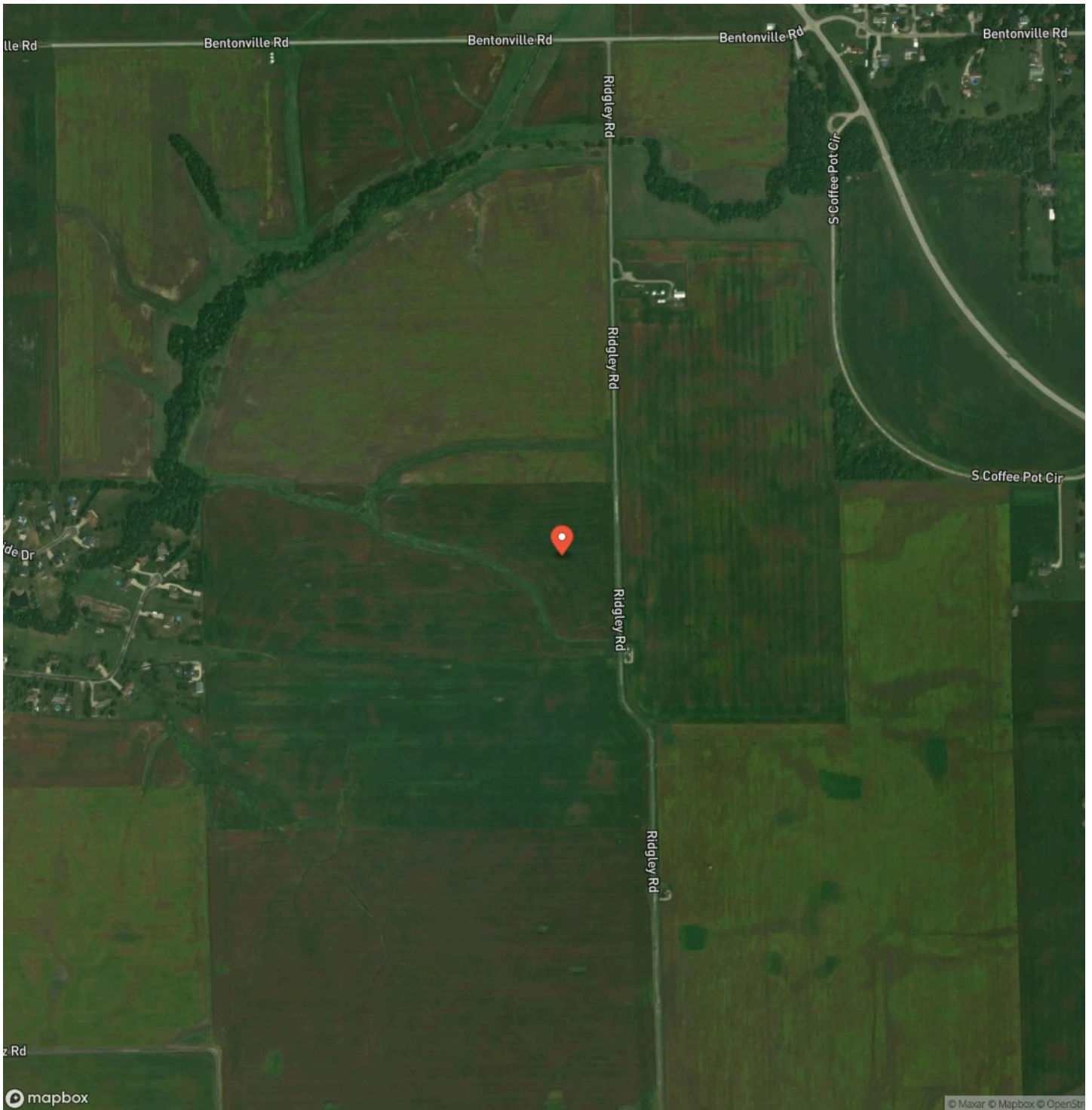


# Locator Map





## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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