

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

\$424,050
30.84± Acres
Macon County



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

SUMMARY

Address

Ridgley Rd null

City, State Zip

Dalton City, IL 61925

County

Macon County

Type

Farms

Latitude / Longitude

39.79062 / -88.79871

Acreage

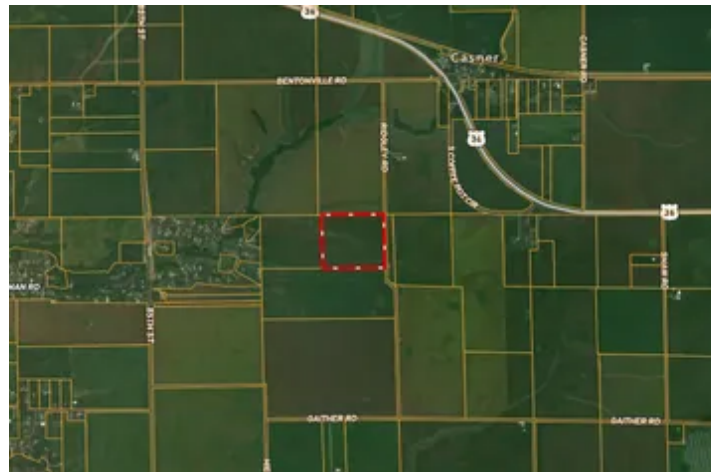
30.84

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

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.

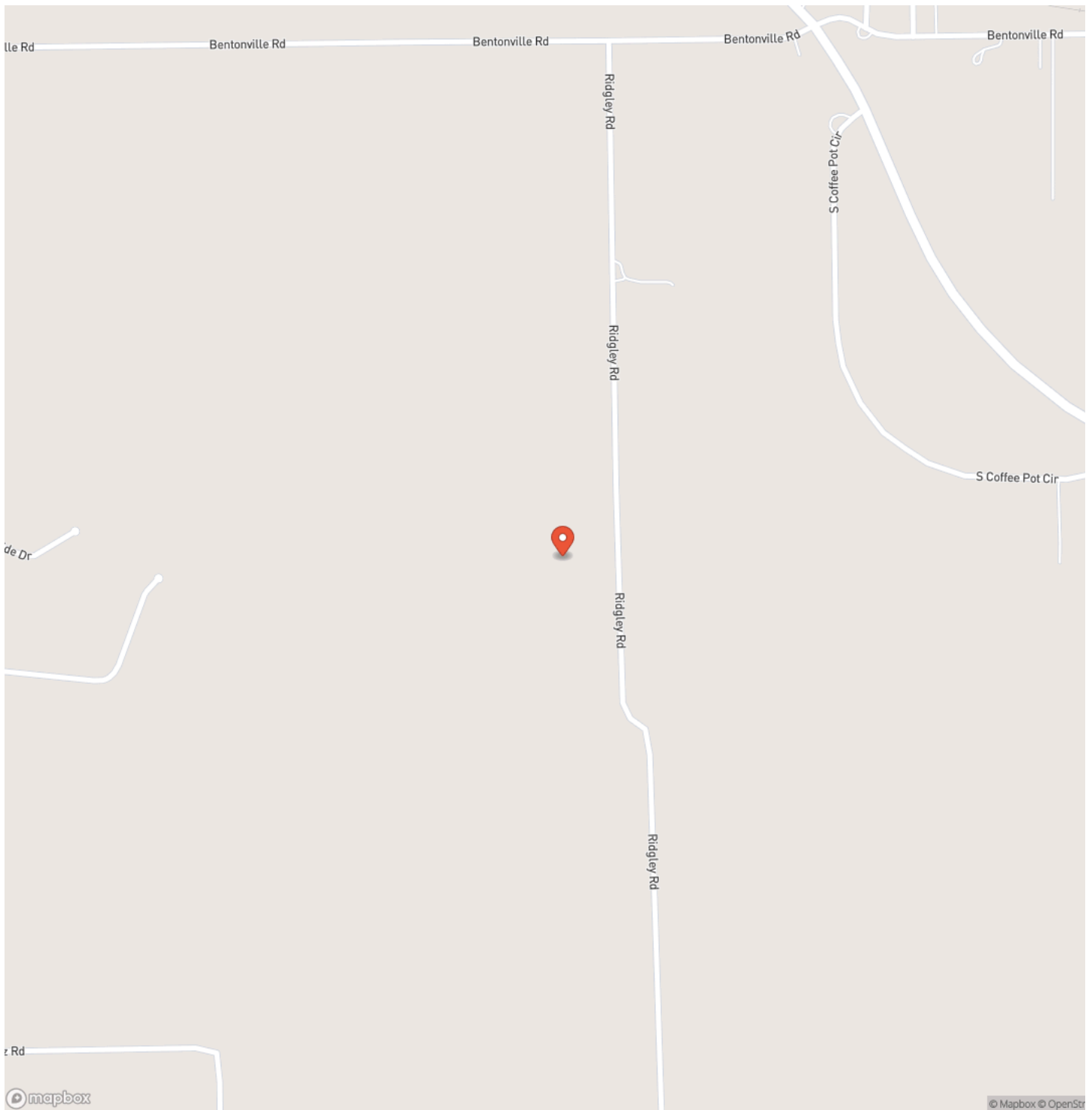
Whether you are expanding your operation or seeking a solid land investment, this farm checks all the boxes: quality soils, strong PI rating, and convenient access.

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

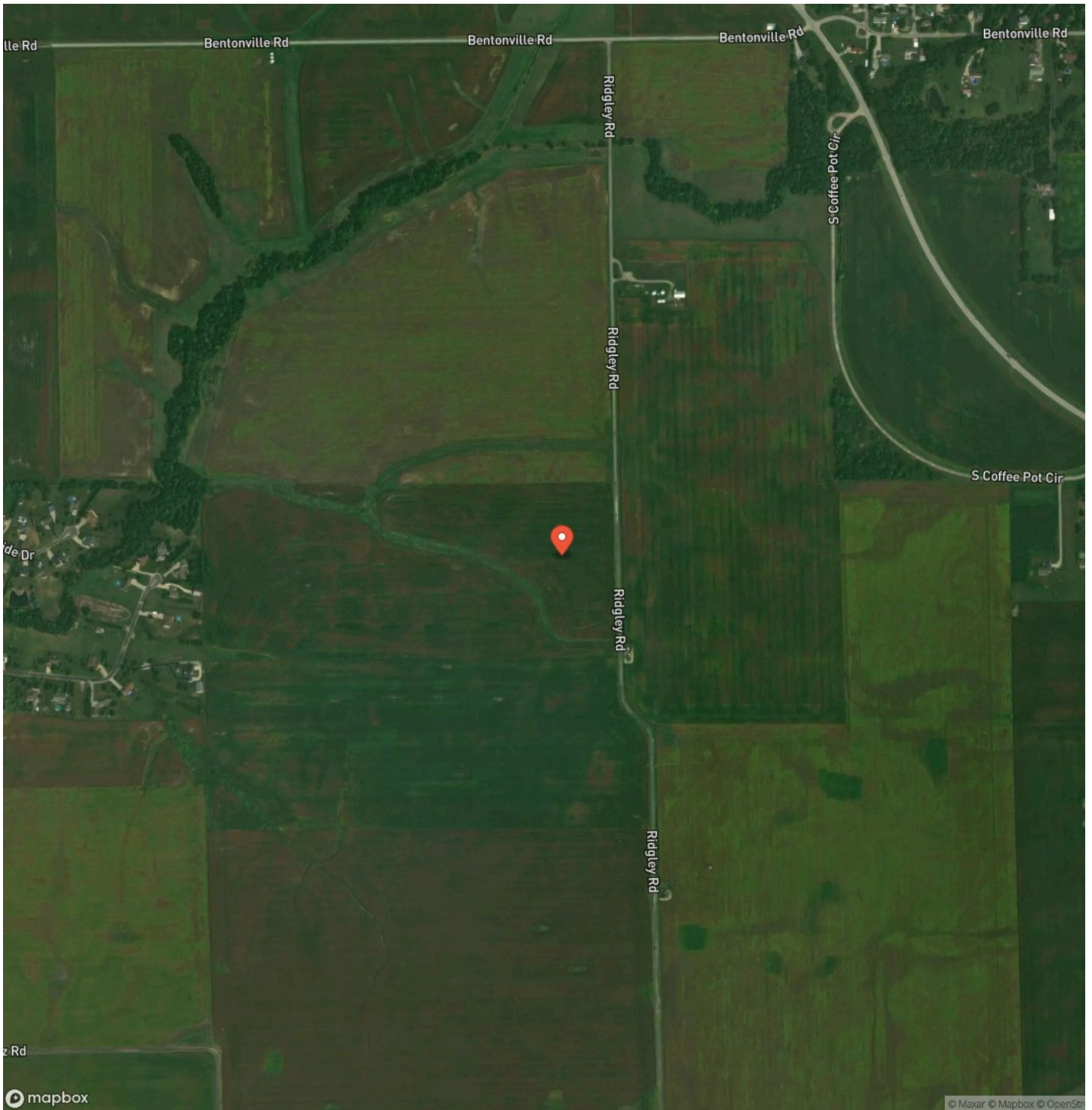
Macon County 30 Tract 1
Dalton City, IL / Macon County



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

