

Macon County 30 Tract 2
Ridgley Rd
Dalton City, IL 61925

\$424,050
30.84± Acres
Macon County



Macon County 30 Tract 2
Dalton City, IL / Macon County

SUMMARY

Address

Ridgley Rd

City, State Zip

Dalton City, IL 61925

County

Macon County

Type

Farms

Latitude / Longitude

39.78995 / -88.80331

Acreage

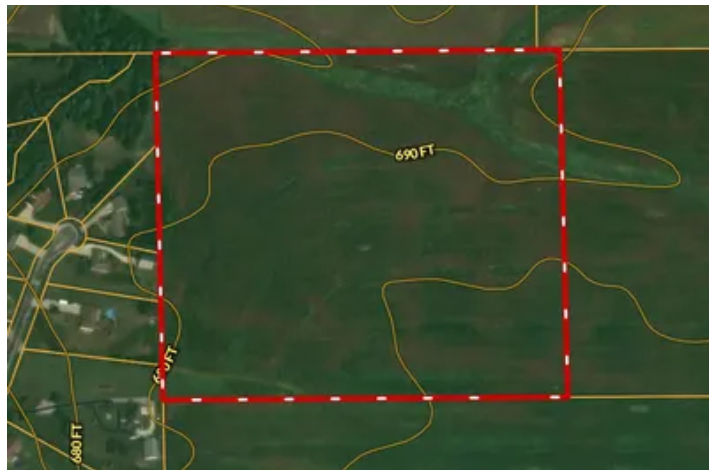
30.84

Price

\$424,050

Property Website

<https://indianalandandlifestyle.com/property/macon-county-30-tract-2-macon-illinois/98721/>



PROPERTY DESCRIPTION

This exceptional offering features **30.84± prime tillable acres** comprised predominantly of highly productive **Drummer-Milford Association** and **Flanagan Silt Loam** soils, carrying an impressive **average Productivity Index (PI) of 137.7**.

Drummer-Milford soils are well known throughout central Illinois for their deep, dark, organic-rich profiles and excellent water-holding capacity. These soils are considered among the most productive in the region and routinely support strong yields. Under typical management practices, buyers can expect long-term average yields.

Flanagan silt loam is another premier prairie soil type, characterized by its deep root zone, favorable structure, and consistent fertility.

With an overall **137.7 PI**, this tract reflects high-quality Class A farmland capable of delivering consistent production and long-term investment stability.

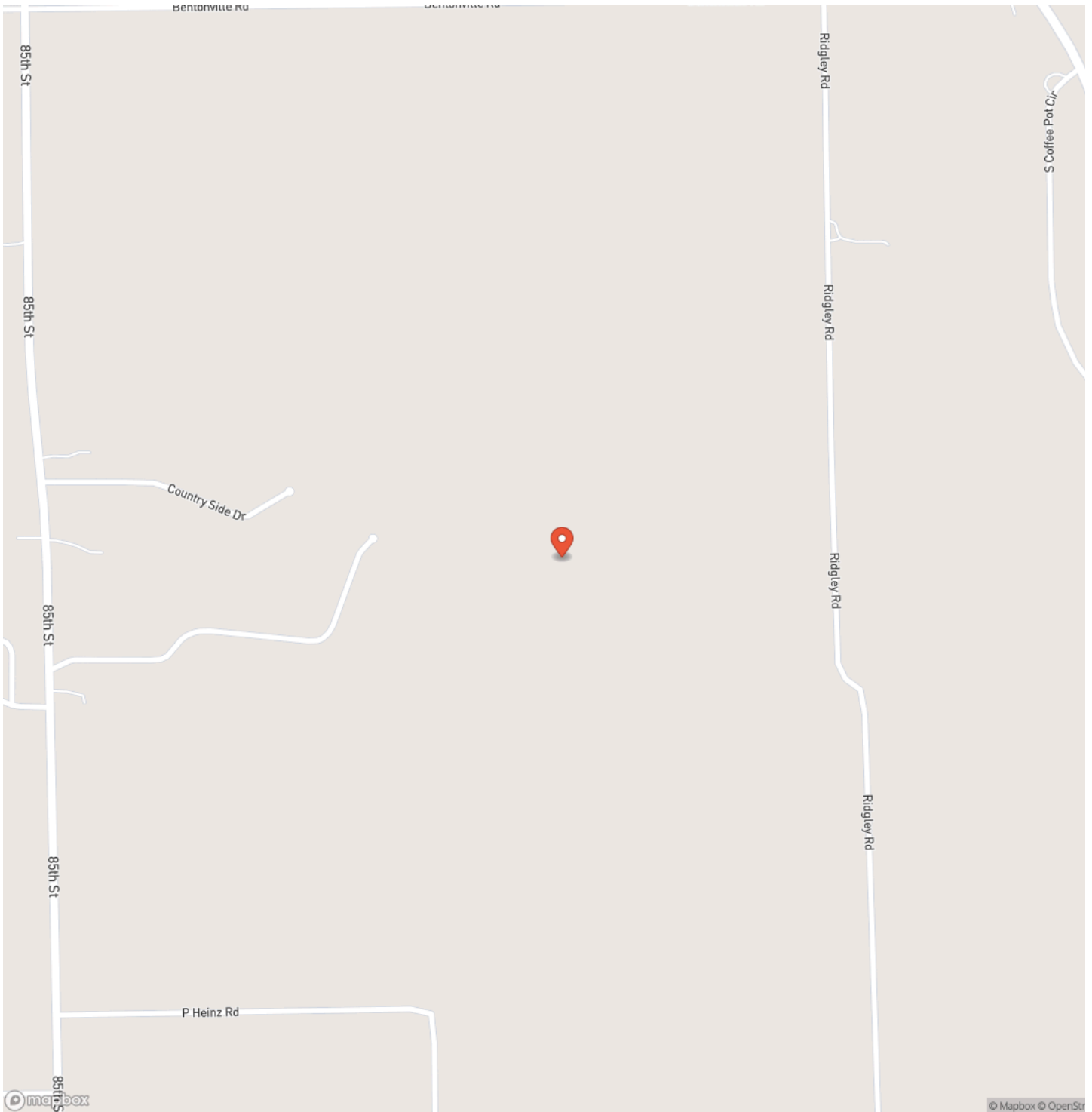
Additionally, this property will be offered alongside a **contiguous, equal-sized tract to the east**, also priced at **\$424,050** presenting a rare opportunity to secure a larger, highly productive block of farmland in one acquisition.

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

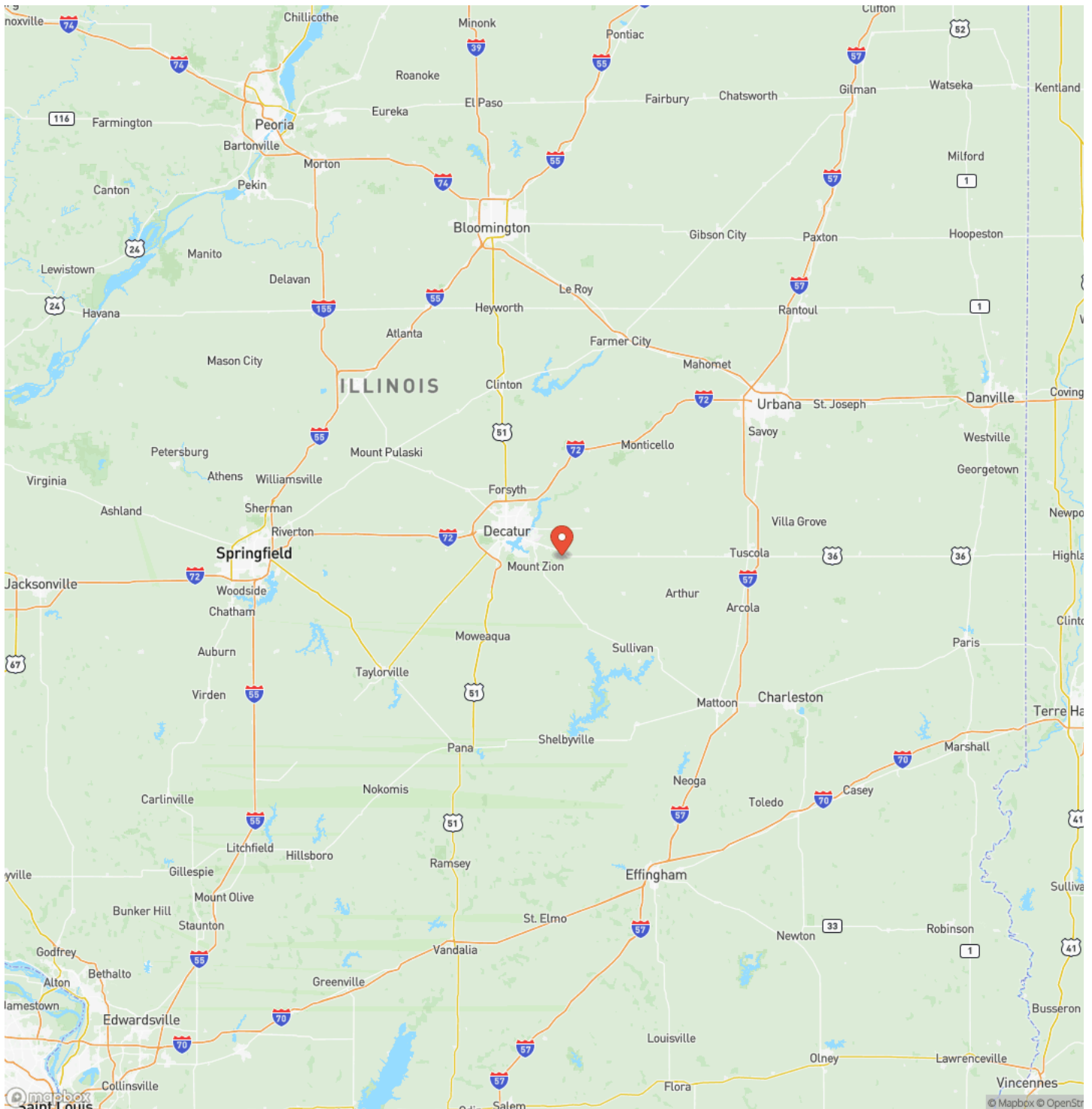
Macon County 30 Tract 2
Dalton City, IL / Macon County



Locator Map



Locator Map



Satellite Map



Macon County 30 Tract 2
Dalton City, IL / Macon County

LISTING REPRESENTATIVE
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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

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.

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