

*Macon County · South Wheatland Township*  
DECATUR, IL

**115<sup>±</sup>**  
*acres*  
OFFERED IN 3 TRACTS

- Prime Tillable Class A Farmland
- 75% Flanagan Silt Loam and Drummer Silty Clay Loam
- 105.78± FSA Tillable Acres
- 237 bu/ac Corn Yield 2025
- Excellent Location Near Decatur

*Central Illinois* **FARMLAND AUCTION**  
WEDNESDAY, MARCH 18 • 1PM CENTRAL *at Scovill Park West Banquet Hall, Decatur, IL · Online Bidding Available*



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

THE ORIGINAL MULTI-TRACT AUCTIONS

800.451.2709

SchraderAuction.com

**INFORMATION BOOKLET**

## Disclaimer

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

*Auction Manager*

**BRAD HORRALL • 812.890.8255**

**DREW LAMLE • 260.609.4926**



950 N. Liberty Dr., Columbia City, IN 46725

800.451.2709 | 260.244.7606

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# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, MARCH 18, 2026**

**115± ACRES – MACON COUNTY, ILLINOIS**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, March 11, 2026.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**115± Acres • Macon County, Illinois**  
**Wednesday, March 18, 2026**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, March 18, 2026 at 1:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, March 11, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

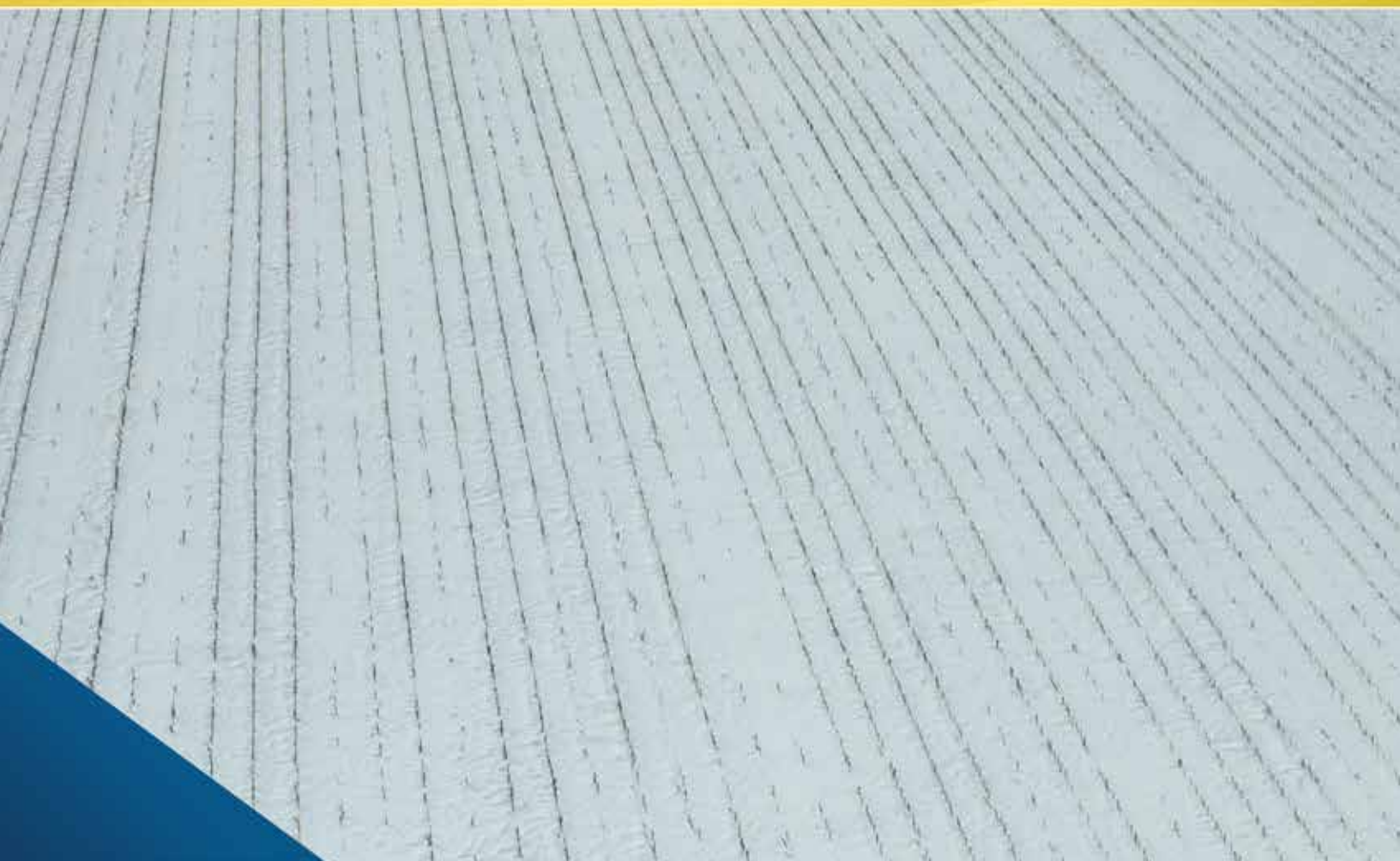
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

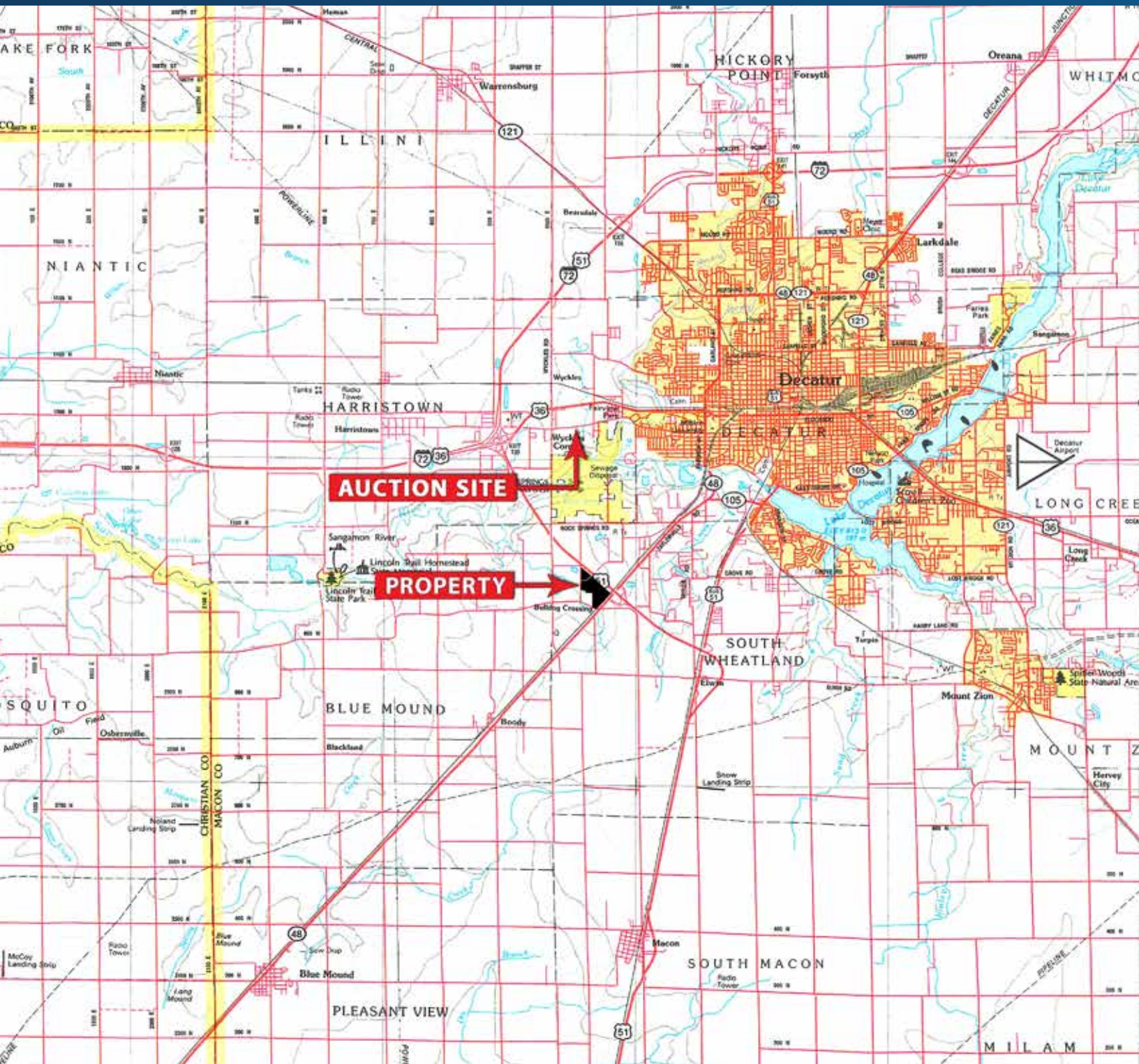
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# LOCATION MAP



# LOCATION MAP



**AUCTION SITE:** Scovill Park West Banquet Hall,  
3909 W Main St, Decatur, IL 62522

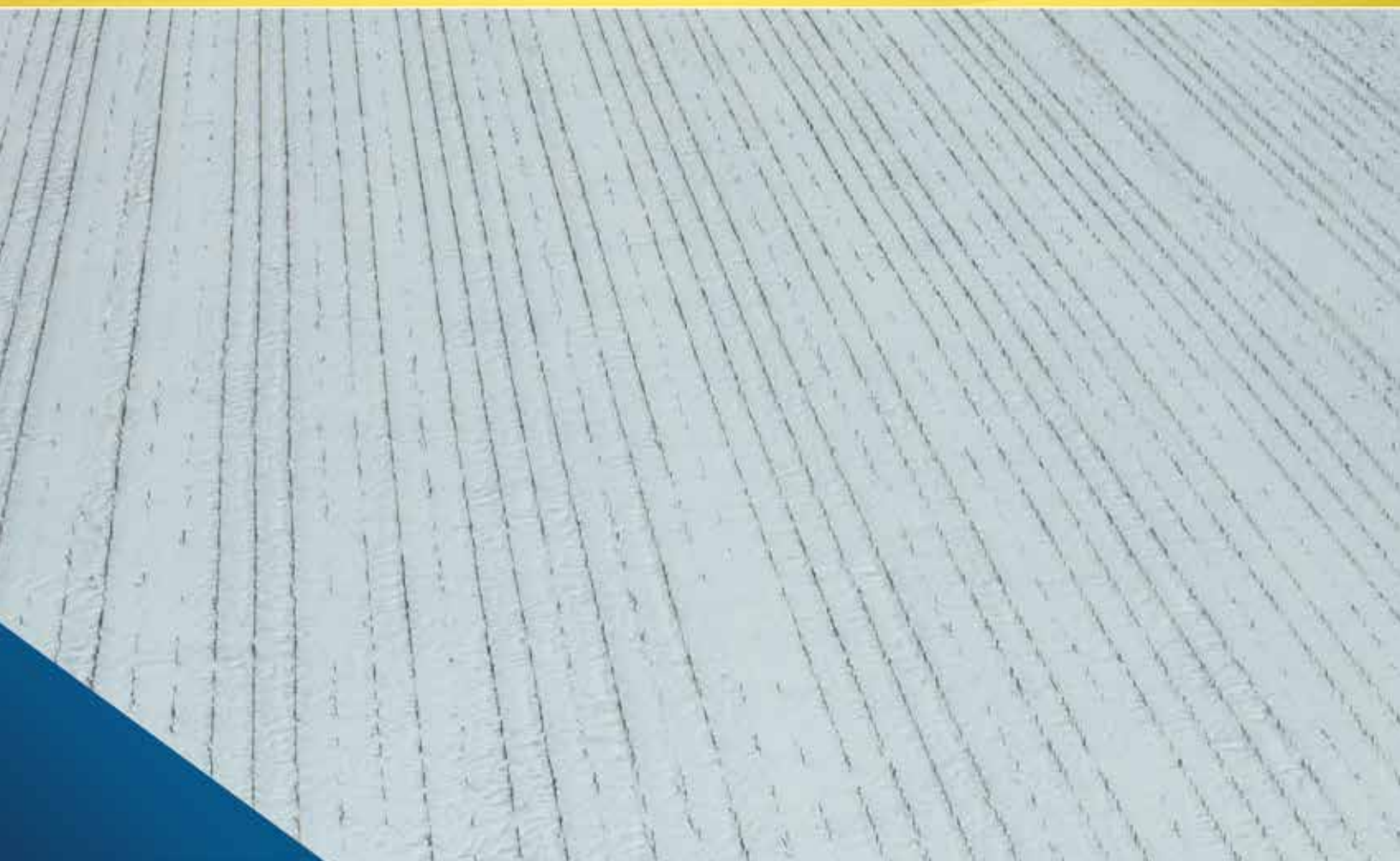


**ONLINE BIDDING AVAILABLE:** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

**PROPERTY DIRECTIONS:** From the interchange of US 51 and IL 48 (S Taylorville Rd) on the southwest side of Decatur - **To Tract 1** Travel southwest on IL 48 (S Taylorville Rd) for approx. 0.3 miles to Mount Auburn Rd. Turn right on Mount Auburn Rd and cross the railroad tracks and Tract 1 will begin on the right. **For Tracts 2-3** Continue on Mount Auburn Rd for 0.3 miles to Crossroads Rd. Turn right (North) on Crossroads Rd and Tract 2 will begin on the right.



# TRACT MAP



# TRACT MAP

INSPECTION DATE:  
Thursday, February 26  
11:00am - 1:00pm





# TRACT DESCRIPTIONS



# Central Illinois FARMLAND AUCTION

WEDNESDAY, MARCH 18 • 1PM CENTRAL at Scott Park West Banquet Hall, Decatur, IL • Online Bidding Available

**TRACT 1 - 36± acres** of prime farmland. This tract features Flanagan silt loam, Catlin Silt Loam and Drummer Silty Clay loam as the predominant soils, with the Average PI being 140.95. This farm has easy road access at the southeast corner from Mount Auburn Rd.

**TRACT 2 - 61 ± acres** of productive tillable farmland. This tract features highly productive Flanagan and Drummer soils, two of Illinois most productive! This tract has road frontage on Crossroads Rd as well as easy farm access from Wesley Dr, which is an unmaintained township road. Investigate the opportunity to combine with Tract 1 for 97± contiguous acres.

**TRACT 3 - 18 ± acres** with 12± tillable acres and the remainder being mixed hardwood woodlands. Study the potential for a feature homesite with a scenic setting and great location close to all of Decatur's amenities!



## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 115± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 45 days after the auction, or as soon thereafter upon completion of survey, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer.

**POSSESSION:** Possession will be delivered at closing, unless early possession rights are exercised with an additional 10% down payment

and all terms of the pre-closing access addendum are met.

**REAL ESTATE TAXES:** Seller shall pay all 2025 real estate taxes due and payable in 2026. Buyer shall assume all real estate taxes thereafter. Seller to pay drainage or other special assessments that are last payable without a penalty on or before the date of closing. Buyer will pay all drainage and special assessments that become due after closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, the final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**EASEMENTS:** Subject to any and all existing easements.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

## DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**STOCK PHOTOGRAPHY:** Corn photo is for illustrative purposes only and is not of the auction property.

**OWNER:** Barnabas Foundation Properties LLC

**AUCTION MANAGERS:**

Brad Horrall • 812.890.8255

Drew Lamle • 260.609.4926

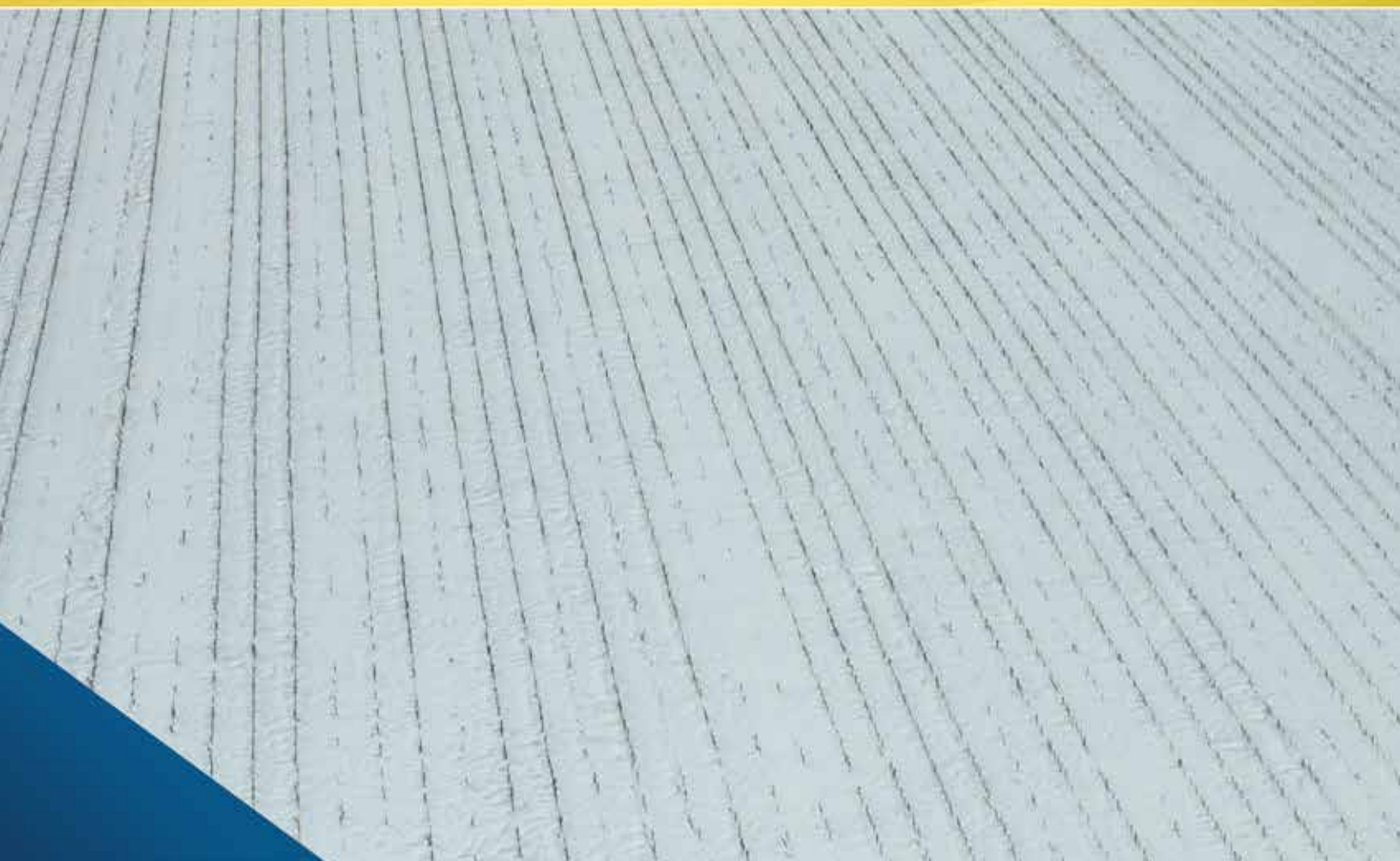
800.451.2709

SchraderAuction.com

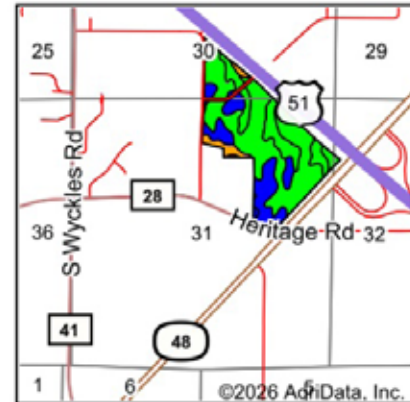
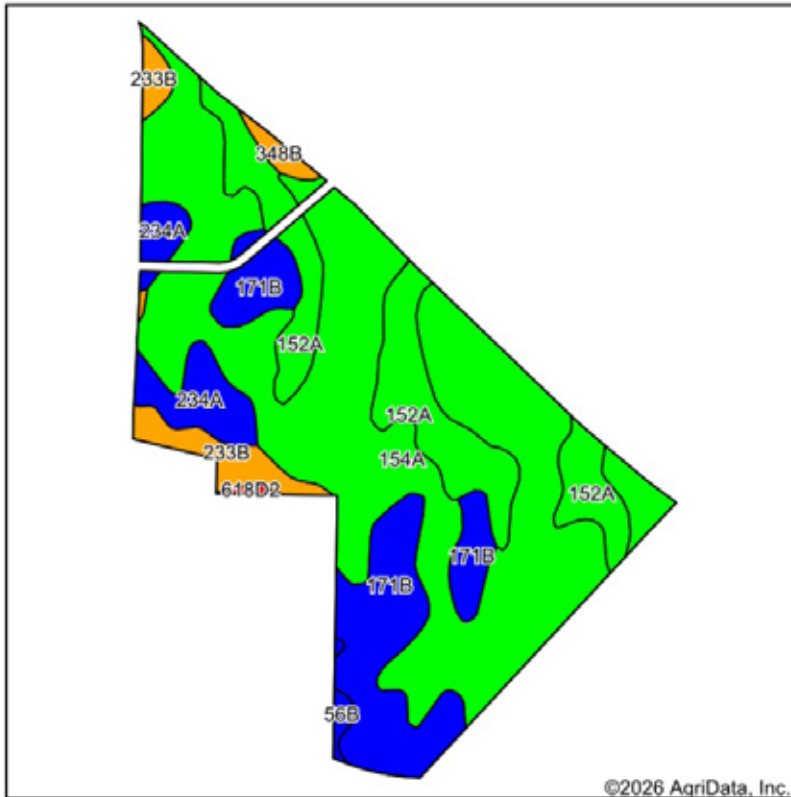




# SOILS MAP



# SOILS MAP



State: **Illinois**  
 County: **Macon**  
 Location: **31-16N-2E**  
 Township: **South Wheatland**  
 Acres: **109.19**  
 Date: **2/3/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	61.86	56.7%		FAV	194	63	77	102	0	6.00	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	17.62	16.1%		FAV	**195	**63	**73	**100	0	**6.00	**144
**171B	Catlin silt loam, 2 to 5 percent slopes	17.55	16.1%		FAV	**185	**58	**72	**98	0	**7.00	**137
234A	Sunbury silt loam, 0 to 2 percent slopes	5.84	5.3%		FAV	179	57	70	93	0	6.00	131
**233B	Birkbeck silt loam, 2 to 5 percent slopes	4.47	4.1%		FAV	**165	**51	**65	**87	0	**5.00	**121
**348B	Wingate silt loam, 2 to 5 percent slopes	0.98	0.9%		FAV	**162	**51	**67	**90	0	**5.00	**119
**56B	Dana silt loam, 2 to 5 percent slopes	0.63	0.6%		FAV	**178	**55	**68	**98	0	**6.00	**130
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.24	0.2%		FAV	**127	**41	**50	**61	0	**3.00	**93
<b>Weighted Average</b>						<b>190.2</b>	<b>61.2</b>	<b>74.5</b>	<b>99.7</b>	<b>-</b>	<b>6.1</b>	<b>140.8</b>

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>

<sup>a</sup> Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".



# **FSA INFORMATION**

# FSA INFORMATION

ILLINOIS  
 MACON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 3025  
 Prepared : 1/28/26 10:07 AM CST  
 Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :   
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
143.93	105.89	105.89	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	105.89	0.00		0.00	0.00	0.00	0.00	


### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	98.60	0.00	183	
Soybeans	7.20	0.00	63	0
<b>TOTAL</b>	<b>105.80</b>	<b>0.00</b>		

### NOTES

Tract Number : 557  
 Description : H6 SEC 31 SOUTH WHEATLAND TWSP  
 FSA Physical Location : ILLINOIS/MACON  
 ANSI Physical Location : ILLINOIS/MACON  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : DON REDIGER TRUST, FLORENCE JUNE REDIGER REVOCABLE TR  
 Other Producers :   
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
143.93	105.89	105.89	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

ILLINOIS  
 MACON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 3025**  
 Prepared : 1/28/26 10:07 AM CST  
 Crop Year : 2026

**Tract 557 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.89	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	98.60	0.00	183
Soybeans	7.20	0.00	63
<b>TOTAL</b>	<b>105.80</b>	<b>0.00</b>	

**NOTES**

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION



Macon County, Illinois



- ✓ Non-Cropland
- ✓ Acres
- ✓ HEL

## Common Land Unit

- Cropland
- Non-cropland
- CRP

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Crop Year

Farm 3025  
Tract 557

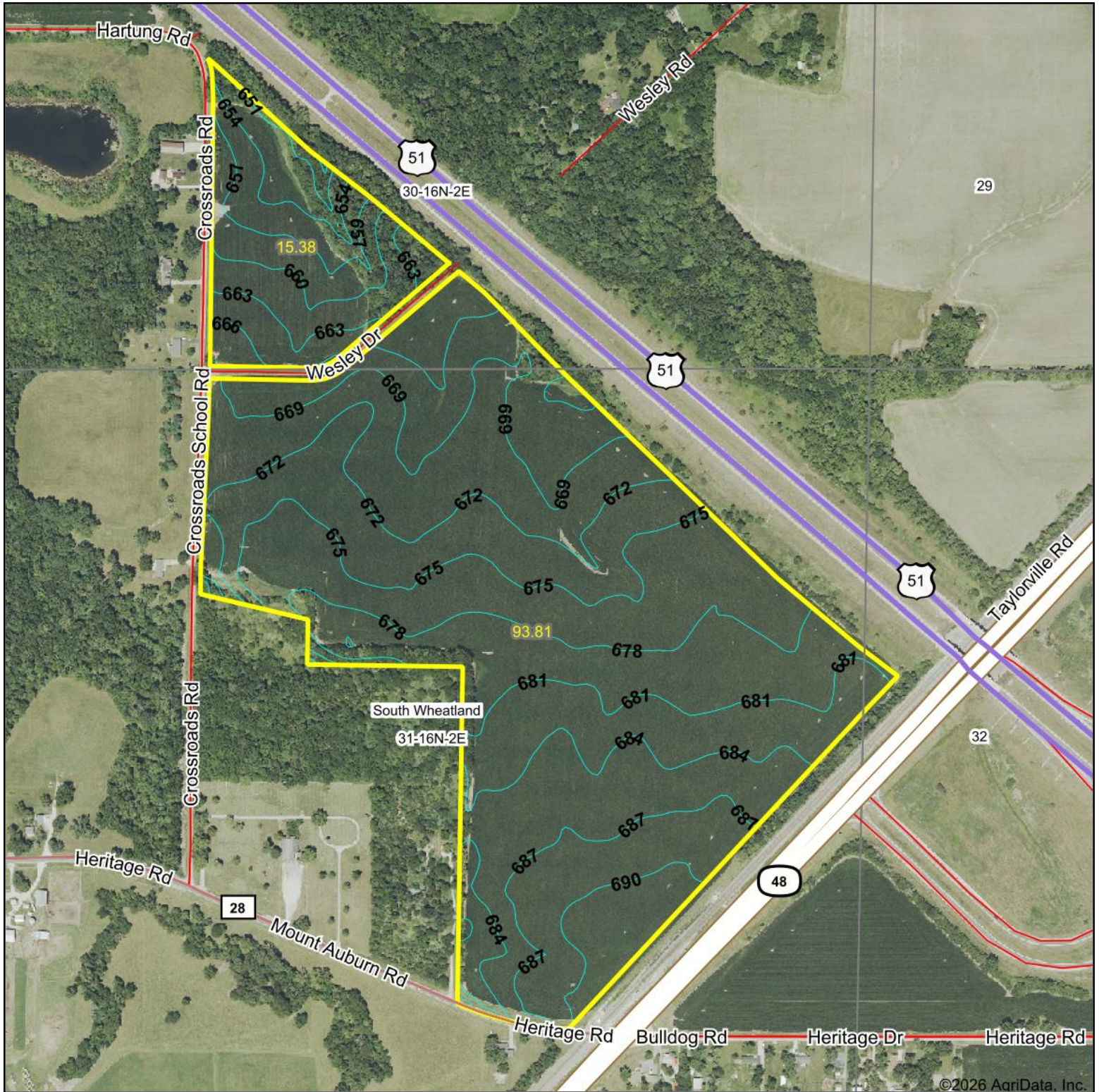


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

An aerial photograph of a vast, flat, snow-covered field. The snow is marked with numerous parallel, slightly curved tracks, likely from a tractor or similar heavy machinery. In the distance, a line of trees and some buildings are visible under a clear, light blue sky. A bright yellow banner with a slight gradient is positioned horizontally across the center of the image, containing the text 'TOPOGRAPHY MAP' in a bold, blue, sans-serif font. The banner has a slight shadow effect, making it stand out against the white snow. The overall composition is clean and minimalist, focusing on the texture of the snow and the central text.

# TOPOGRAPHY MAP

# TOPOGRAPHY MAP



©2026 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 3.0

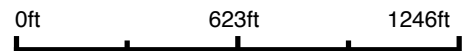
Min: 645.7

Max: 692.6

Range: 46.9

Average: 675.0

Standard Deviation: 9.45 ft



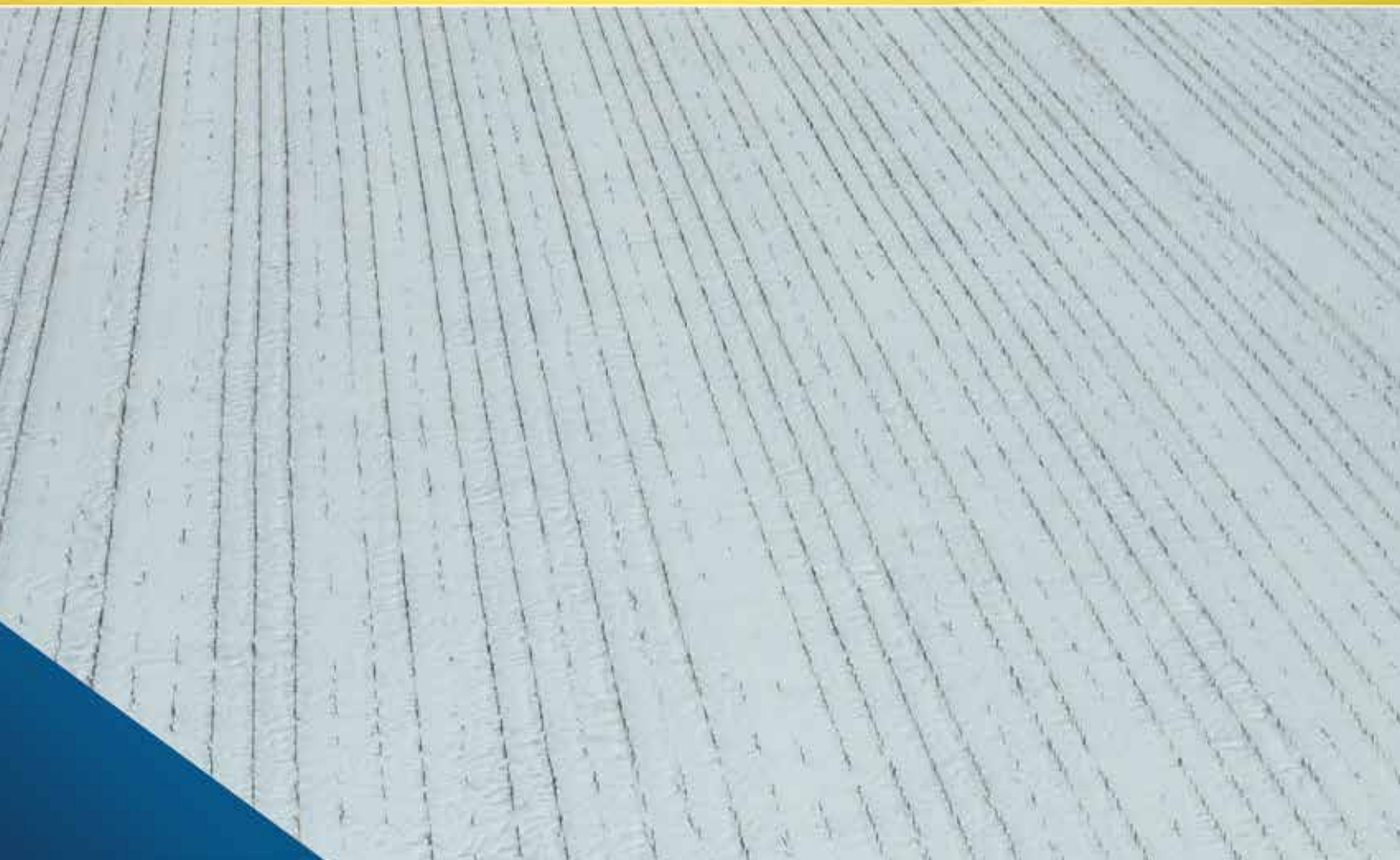
2/3/2026

**31-16N-2E**  
**Macon County**  
**Illinois**

Boundary Center: 39° 48' 3.94, -89° 0' 50.98



**APH**







# **COUNTY PROPERTY INFORMATION**

# COUNTY PROPERTY INFORMATION

## TRACTS 1 & 2



THE OFFICIAL GOVERNMENT WEBSITE OF  
**MACON COUNTY ILLINOIS**

Property Tax Records

### Parcel 17-12-31-200-009

[← BACK](#)

NO PHOTO AVAILABLE

#### PARCEL INFORMATION

PARCEL NUMBER (PIN)	17-12-31-200-009
OWNER NAME	REDIGER DON R & FLORENCE J
PROPERTY ADDRESS	CHAMPAIGN, IL 61826-3009

[VIEW PROPERTY CARD RECORD](#)

[MAP ON PARCEL VIEWER](#)

#### PROPERTY INFORMATION

TOTAL TAXES BILLED	5688.40
TAX CODE	17252
LAND USE	Rural Property without Buildings
SUBDIVISION	
LEGAL	PT NE LYG SW OF US 51 NW OF RR ROW & NE OF CH 28 (EX COMM NW COR NE S892 TO POB SE 470.25 S 179.4 E 626.35 S 1399.2 NW TO W LN NE TO POB 98BK2854/345
SECTION	31
RANGE	2E
ZONING	A-1
POLITICAL TOWNSHIP	SOUTH WHEATLAND
LEGAL TOWNSHIP	16
ACREAGE	91.260

# COUNTY PROPERTY INFORMATION

## TRACTS 1 & 2

ASSESSMENT INFORMATION	
LAND AMOUNT	\$0.00
FARM LAND AMOUNT	\$72,481.00
BUILDING AMOUNT	\$0.00
FARM BUILDING AMOUNT	\$0.00
TOTAL	\$72,481.00

TAXES DUE		
	1ST	2ND
DUE DATES	06/13/2025	09/02/2025
TAXES	\$2,844.20	\$2,844.20
INTEREST	\$0.00	\$0.00
FEES	\$0.00	\$0.00
TOTAL	\$2,844.20	\$2,844.20
INTEREST WRITTEN OFF		\$0.00
BALANCE DUE		\$0.00
FORFEITED TAXES		\$0.00
PAYMENT STAUS		Collected

COLLECTION INFORMATION						
DATE PAID	PAYOR	PAYMENT AMOUNT	TAX AMOUNT	FEE AMOUNT	INTEREST AMOUNT	INTEREST WRITE OFF AMOUNT
06/04/2025	REDIGER DON R & FLORENCE J	\$2,844.20	\$2,844.20	\$0.00	\$0.00	\$0.00
09/02/2025	REDIGER DON R & FLORENCE J	\$2,844.20	\$2,844.20	\$0.00	\$0.00	\$0.00

FEES COLLECTED
NO RESULTS FOUND.

# COUNTY PROPERTY INFORMATION

## TRACTS 1 & 2

TAXING DISTRICTS		
DISTRICT NAME	RATE	AMOUNT
CO HEALTH & MENTAL HEALTH	0.22143	\$160.49
CONSERVATION DISTRICT	0.10027	\$72.68
COOPERATIVE EXTENSION	0.02015	\$14.60
DECATUR PUBLIC SCHOOLS	4.78983	\$3,471.72
MACON COUNTY	0.85164	\$617.28
MACON MOSQUITO ABATEMENT	0.03529	\$25.58
MAHOMET AQUIFER	0.00000	\$0.00
RICHLAND CC 537	0.54149	\$392.48
SOUTH MACON LIBRARY	0.19927	\$144.43
SOUTH WHEATLAND CEMETERY	0.06491	\$47.05
SOUTH WHEATLAND FPD	0.37812	\$274.07
SOUTH WHEATLAND TOWNSHIP	0.64571	\$468.02
<b>TOTALS</b>		<b>\$5,688.40</b>

EXEMPTION INFORMATION
NO EXEMPTIONS FOUND.

BUILDING CHARACTERISTICS
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PARCEL SALES HISTORY
NO SALES HISTORY FOUND.

# COUNTY PROPERTY INFORMATION

## TRACT 3



THE OFFICIAL GOVERNMENT WEBSITE OF  
**MACON COUNTY ILLINOIS**  
*Property Tax Records*

Parcel 17-12-30-451-002

[← BACK](#)



### PARCEL INFORMATION

PARCEL NUMBER (PIN)	17-12-30-451-002
OWNER NAME	REDIGER DON & FLORENCE J
PROPERTY ADDRESS	CHAMPAIGN, IL 61826-3009

[VIEW PROPERTY CARD RECORD](#)

[MAP ON PARCEL VIEWER](#)

### PROPERTY INFORMATION

TOTAL TAXES BILLED	1131.16
TAX CODE	17252
LAND USE	Rural Property without Buildings
SUBDIVISION	
LEGAL	THAT PT SW1/4 SE1/4 LYING SW OF US 51 HWY ROW 98BK2854/345
SECTION	30
RANGE	2E
ZONING	A-1
POLITICAL TOWNSHIP	SOUTH WHEATLAND
LEGAL TOWNSHIP	16
ACREAGE	22.440

# COUNTY PROPERTY INFORMATION

## TRACT 3

### ASSESSMENT INFORMATION

LAND AMOUNT	\$0.00
FARM LAND AMOUNT	\$14,413.00
BUILDING AMOUNT	\$0.00
FARM BUILDING AMOUNT	\$0.00
<b>TOTAL</b>	<b>\$14,413.00</b>

### TAXES DUE

	1ST	2ND
DUE DATES	06/13/2025	09/02/2025
TAXES	\$565.58	\$565.58
INTEREST	\$0.00	\$0.00
FEES	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$565.58</b>	<b>\$565.58</b>
INTEREST WRITTEN OFF		\$0.00
BALANCE DUE		\$0.00
FORFEITED TAXES		\$0.00
PAYMENT STATUS		Collected

### COLLECTION INFORMATION

DATE PAID	PAYOR	PAYMENT AMOUNT	TAX AMOUNT	FEE AMOUNT	INTEREST AMOUNT	INTEREST WRITE OFF AMOUNT
06/04/2025	REDIGER DON & FLORENCE J	\$565.58	\$565.58	\$0.00	\$0.00	\$0.00
09/02/2025	REDIGER DON & FLORENCE J	\$565.58	\$565.58	\$0.00	\$0.00	\$0.00

### FEES COLLECTED

NO RESULTS FOUND.

# COUNTY PROPERTY INFORMATION

## TRACT 3

TAXING DISTRICTS		
DISTRICT NAME	RATE	AMOUNT
CO HEALTH & MENTAL HEALTH	0.22143	\$31.92
CONSERVATION DISTRICT	0.10027	\$14.45
COOPERATIVE EXTENSION	0.02015	\$2.90
DECATUR PUBLIC SCHOOLS	4.78983	\$690.36
MACON COUNTY	0.85164	\$122.75
MACON MOSQUITO ABATEMENT	0.03529	\$5.09
MAHOMET AQUIFER	0.00000	\$0.00
RICHLAND CC 537	0.54149	\$78.04
SOUTH MACON LIBRARY	0.19927	\$28.72
SOUTH WHEATLAND CEMETERY	0.06491	\$9.36
SOUTH WHEATLAND FPD	0.37812	\$54.50
SOUTH WHEATLAND TOWNSHIP	0.64571	\$93.07
<b>TOTALS</b>		<b>\$1,131.16</b>

EXEMPTION INFORMATION
NO EXEMPTIONS FOUND.

BUILDING CHARACTERISTICS
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PARCEL SALES HISTORY
NO SALES HISTORY FOUND.





# **PROPERTY TAX INFORMATION**

# PROPERTY TAX INFORMATION

## 2024 TAXES PAID 2025

Parcel Number	Tract Number	Acres	Spring	Fall
<b>17-12-32-100-010</b>	1	0.18	5.39	5.39
<b>17-12-31-200-009</b>	1 & 2	91.26	2,844.20	2,844.20
<b>17-12-32-100-009</b>	1 & 2	0.76	22.79	22.7
<b>17-12-30-477-003</b>	2	0.34	0	0
<b>17-12-30-451-002</b>	2 & 3	22.44	565.58	565.58
	<b>TOTALS</b>	<b>114.98</b>	<b>3437.96</b>	<b>3437.87</b>



# PROPERTY PHOTOS



TRACT 1



TRACT 1





**TRACT 2**



**TRACTS 2 & 3**







*Auction Manager:* **BRAD HORRALL • 812.890.8255**  
**DREW LAMLE • 260.609.4926**



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