



Heartland Ag  
Group Ltd.

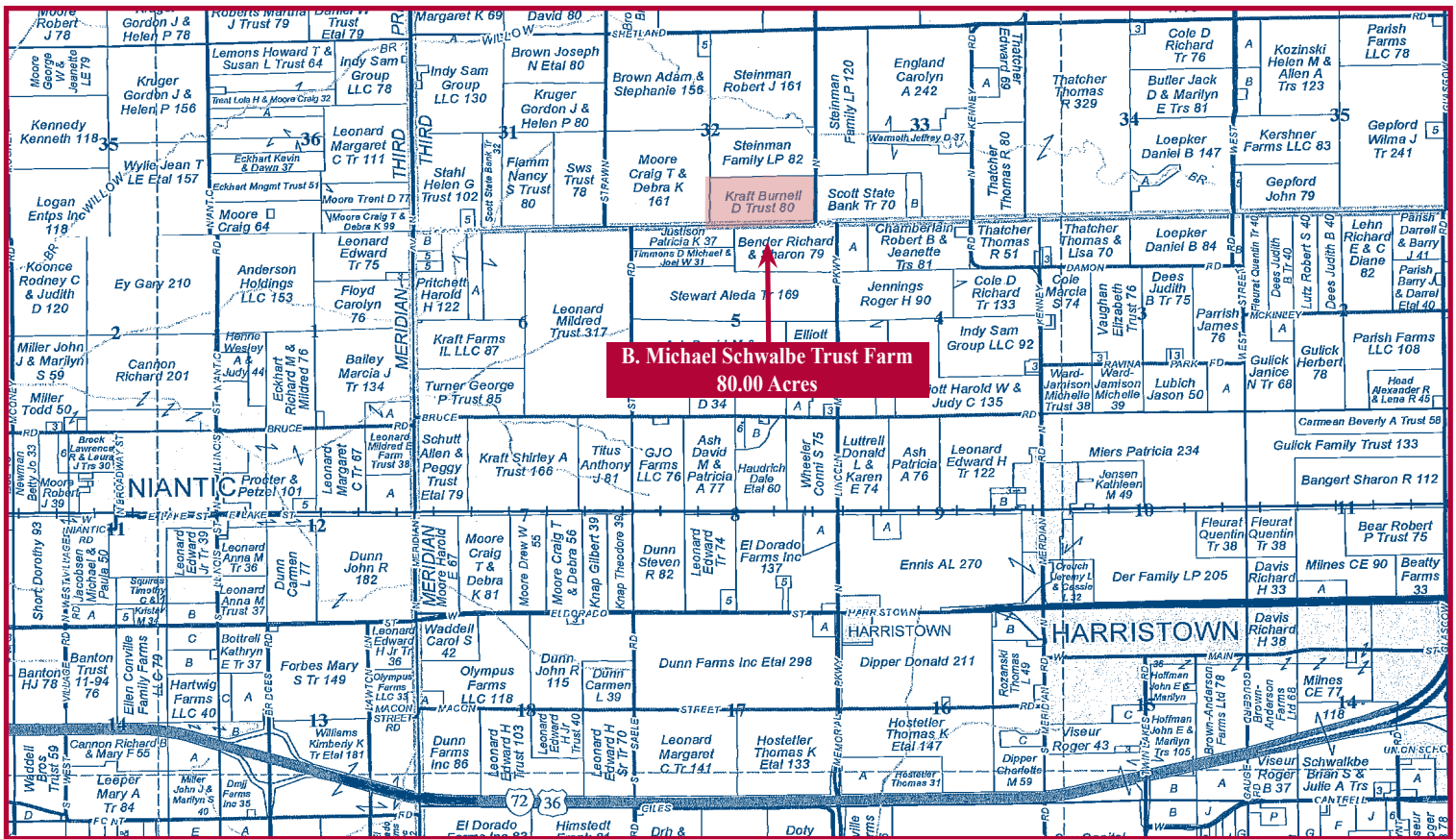
# Farmland For Sale

## B. Michael Schwalbe Trust Farm

**80.00 Acres - Prime Farmland**

**Illini Township  
Macon County, Illinois**

The B. Michael Schwalbe Trust farmland is located 2 miles northwest of Harristown (*Decatur*), in Central Illinois. The soils are primarily Flanagan, Drummer, Catlin, and Peotone with a productivity index of 142.0. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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### ▼ Location

The B. Michael Schwalbe Trust farmland is located 2 miles northwest of Harristown (Decatur), in Central Illinois. Access to the property is provided by Cornish Road on the south boundary and Lincoln Memorial Highway on the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▼ Farm Operator and Lease

The B. Michael Schwalbe Trust farm is being operated under the terms of a flexible cash rent lease for year 2021 by Legacy Acres LLC (Randy Meyer and Clint Schlosser). The primary crops grown in the area are corn and soybeans. Randy and Clint do an excellent job and would like to continue their farming operation for the new owners.

### ▼ Legal Description

Here is a brief legal description of the B. Michael Schwalbe Trust Farm:

**Parcel ID #08-06-32-400-002 (80.00 acres)**

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Seventeen North (T17N), Range One East (R1E) of the Third Principal Meridian (3rd PM), Illini Township, Macon County, Illinois.

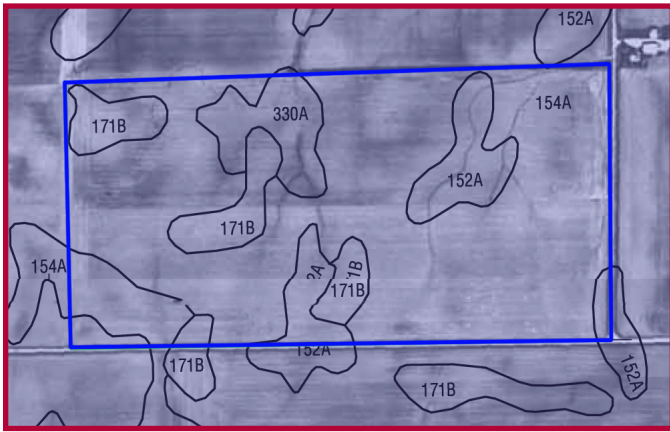
*Note: A description from the title commitment is available upon request.*

### ▼ Aerial Photograph



Aerial photograph was provided by the Macon Co. FSA

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the B. Michael Schwalbe Trust Farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	55.95	70.7%	144.0	160.0
152	Drummer silty clay loam	10.69	13.5%	144.0	150.0
171	Catlin silt loam	7.68	9.7%	136.6	143.6
330	Peotone silty clay loam	4.81	6.1%	123.0	120.0
<b>Weighted Averages</b>		<b>79.13</b>	<b>100%</b>	<b>142.0</b>	<b>154.6</b>
Non-tillable		0.87			
<b>Total</b>		<b>80.00</b>			

## ▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois.

Farm No:	665
Tract No.	2214
Total Acres	79.13
Tillable Acres	79.13
Corn Base Acres	40.5
PLC Yield	175
Soybean Base Acres	38.6
PLC Yield	62

Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the B. Michael Schwalbe Trust Farm:

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
08-06-32-400-002	80.00	\$52,558	\$4,551.24	\$56.89

## ▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for each tract of land purchased. A preliminary title commitment will be furnished upon request. Please give us a call.

## ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the B. Michael Schwalbe Trust Farm. Heartland Ag Group Ltd. will make copies of that contract available at your request. A 10% down payment is required upon signing the contract. The balance will be due in 30 days.

## ▼ Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made. This information is subject to verification and no liability for errors or omissions assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the B. Michael Schwalbe Trust for sale as follows:

**80.00 acres @ \$15,500 per acre = \$1,240,000 in total**

## ▼ Real Estate Broker

Heartland Ag Group Ltd. is pleased to offer this property for sale to you. You may contact us as follows:

Dale E. Aupperle, AFM, ARA  
 Designated Managing Broker  
 President - Heartland Ag Group Ltd.  
 1401 Koester Drive  
 Forsyth, IL 62535  
 Office: (217) 876-7700  
 Fax: (217) 876-7724  
 E-mail: dale@heartlandaggroup.com  
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Heartland Ag Group Ltd.  
1401 Koester Drive  
Forsyth, IL 62535



## Experience & Expertise in Farmland Marketing

### ▼ Real Estate Sales/Acquisitions and Auction

Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ Rural Appraisal

Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

### ▼ Farm Management

Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle  
*President*



Ryan E. Aupperle  
*Farm Manager*



Jeremy L. Crouch  
*Rural Appraiser*



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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -