



Heartland Ag  
Group Ltd.

# Farmland For Sale

## Belanco, Inc.

*(An Illinois C Corporation)*

**Tract #1 - 123.02 Ac - Pleasant View twp.**

**Tract #2 - 79.12 Ac - Hickory Point twp.**

**Tract #3 - 77.62 Ac - Hickory Point twp.**

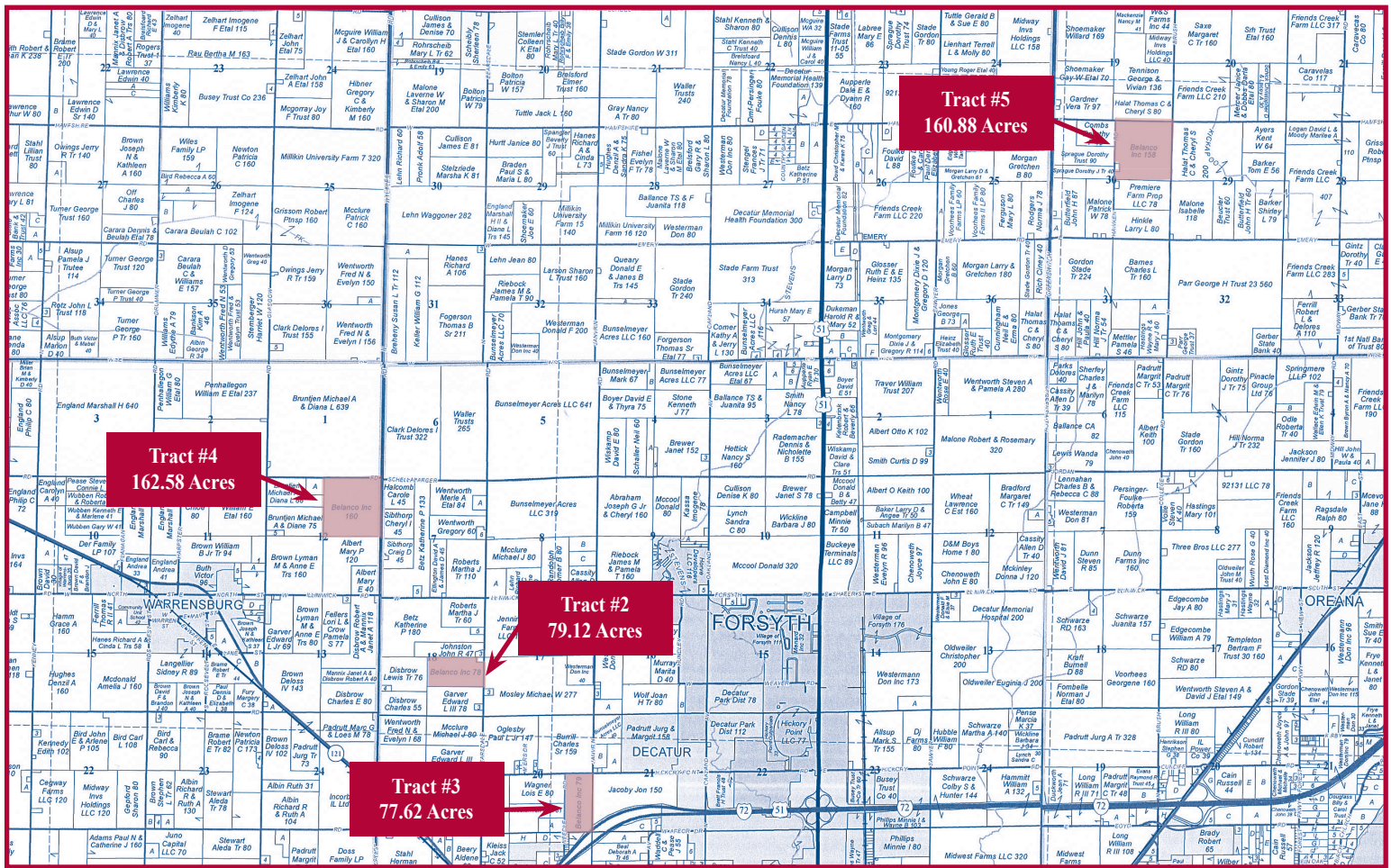
**Tract #4 - 162.58 Ac - Illini twp.**

**Tract #5 - 160.88 Ac - Friends Creek twp.**

**603.22 Ac - In Total**

**all in Macon County, Illinois**

Belanco, Inc. contains 603.22 acres of prime farmland - - all located in Macon County, Illinois. These are highly productive farms and we are presenting a unique opportunity to purchase. You can buy the C Corporation - - all of the farms together - - or individual tracts. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



Note - The location of Tract #1 is south of Decatur and located on the insert for Tract #1.

Reprinted with permission of Rockford Map Inc.

### ▼ Location

All five of the Belanco, Inc. tracts of farmland are situated in prime Macon County, Illinois! Their exact locations are shown on the plat map above. Here are their general locations:

- Tract #1 - 3 miles southeast of Blue Mound
- Tract #2 - 1 1/2 miles west of Forsyth
- Tract #3 - 1 mile southwest of Forsyth
- Tract #4 - 1 mile northeast of Warrensburg
- Tract #5 - 4 miles northeast of Forsyth

### ▼ Boundary Surveys

All five of the Belanco, Inc. tracts of land have been surveyed by Cox Surveying of Mt. Zion. A copy of each individual farm survey document is available upon request. The surveyed acres are reflected in this brochure.

- Tract #1 - 123.02 Acres
- Tract #2 - 79.12 Acres
- Tract #3 - 77.62 Acres
- Tract #4 - 162.58 Acres
- Tract #5 - 160.88 Acres

### ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Belanco, Inc. farmland:

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
15-19-14-400-001	120.00	\$48,315	\$4,528.84	\$37.74
07-07-18-400-002	78.00	\$47,631	\$3,644.54	\$46.72
07-07-20-400-002	78.57	\$49,111	\$3,757.80	\$47.83
08-06-12-200-001	160.00	\$86,549	\$7,243.78	\$45.27
05-03-30-200-002	158.00	\$86,646	\$7,687.6	\$48.66
	<b>594.57</b>	<b>\$318,252</b>	<b>\$26,862.62</b>	<b>\$45.18</b>

Note - The surveyed acres will vary from the total acres shown on the tax bills.

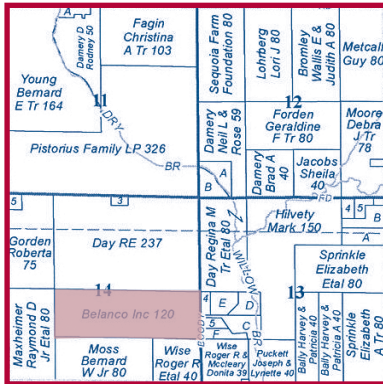
### ▼ Farm Operator and Lease

Possession (*farming rights*) for 2019 are available to the purchaser of Belanco, Inc. until approximately March 1, 2019. Mike and Chad Moore farm Tract #1. Kevin and Dean Disbrow farm Tracts #2, #3, #4 and #5. Corn and soybeans are the primary crops grown in the area. Both of these farming families do an excellent job and would like to continue their farming operations for the new owners.

# Belanco, Inc.

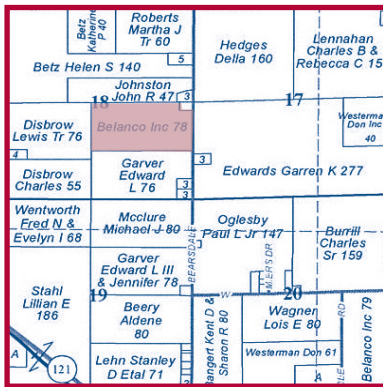
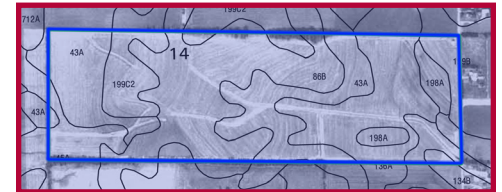
## General Information

January 2019



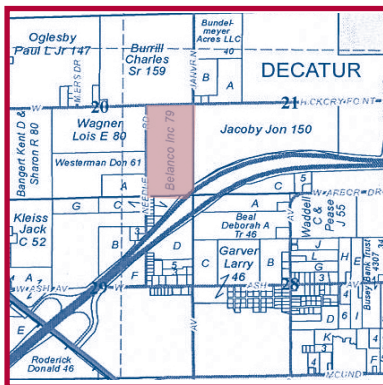
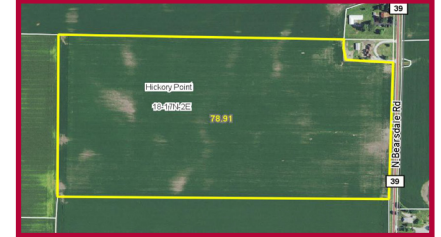
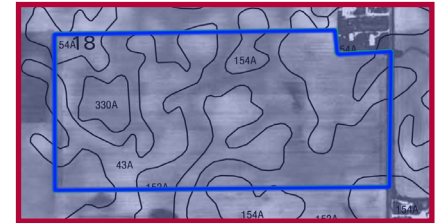
**Tract #1**

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
86	Osco silt loam	32.88	30.4%	139.6	148.5
43	Ipava silt loam	27.69	25.6%	142.0	160.0
136	Brooklyn silt loam	20.05	18.5%	112.0	105.0
199	Plano silt loam	10.48	9.7%	132.1	136.3
198	Elburn silt loam	5.09	4.7%	143.0	155.0
45	Denny silt loam	4.97	4.6%	118.0	110.0
199	Plano silt loam	3.31	3.1%	140.6	143.6
152	Drummer silty clay loam	2.15	2.0%	144.0	150.0
134	Camden silt loam	1.64	1.5%	117.8	118.8
<b>Weighted Averages</b>		<b>108.26</b>	<b>100%</b>	<b>133.3</b>	<b>140.2</b>
Non-tillable		14.76			
<b>Total</b>		<b>123.02</b>			



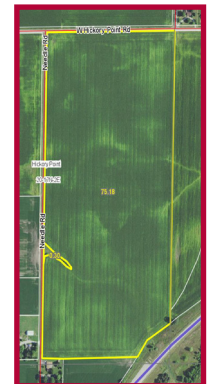
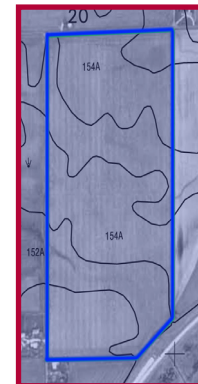
**Tract #2**

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	37.64	47.7%	144.0	150.0
154	Flanagan silt loam	22.78	28.9%	144.0	160.0
43	Ipava silt loam	15.09	19.1%	142.0	160.0
330	Peotone silt loam	3.40	4.3%	123.0	120.0
<b>Weighted Averages</b>		<b>78.91</b>	<b>100%</b>	<b>142.7</b>	<b>153.5</b>
Non-tillable		0.21			
<b>Total</b>		<b>79.12</b>			



**Tract #3**

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	46.55	61.7%	144.0	160.0
152	Drummer silty clay loam	28.93	38.3%	144.0	150.0
<b>Weighted Averages</b>		<b>75.48</b>	<b>100%</b>	<b>144.0</b>	<b>156.2</b>
Non-tillable		2.14			
<b>Total</b>		<b>77.62</b>			

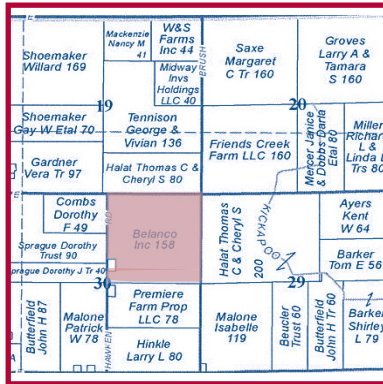
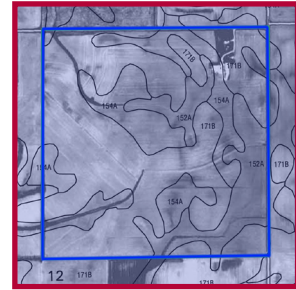


# Belanco, Inc. General Information January 2019



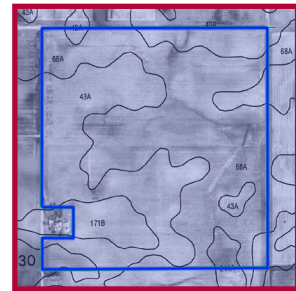
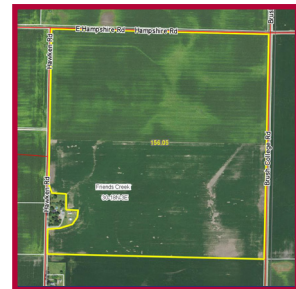
### Tract #4

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
171	Catlin silt loam	92.64	58.6%	136.6	143.6
154	Flanagan silt loam	33.26	21.1%	144.0	160.0
152	Drummer silty clay loam	31.19	19.7%	144.0	150.0
622	Wyanet silt loam	0.88	0.6%	111.6	117.5
<b>Weighted Averages</b>		<b>157.97</b>	<b>100%</b>	<b>139.5</b>	<b>148.1</b>
Non-tillable		4.61			
<b>Total</b>		<b>162.58</b>			



### Tract #5

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
68	Sable silty clay loam	80.51	50.8%	143.0	155.0
43	Ipava silt loam	64.98	41.0%	142.0	160.0
171	Catlin silt loam	10.26	6.5%	136.6	143.6
244	Hartsburg silty clay loam	2.87	1.8%	134.0	140.0
<b>Weighted Averages</b>		<b>158.62</b>	<b>100%</b>	<b>142.0</b>	<b>156.0e</b>
Non-tillable		2.26			
<b>Total</b>		<b>160.88</b>			



Aerial photograph was provided by the AgriData, Inc.

## ▼ FSA Data

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

Tract #1:  
Farm No.: 5438  
Total Acres 122.87  
Tillable Acres 108.26  
Corn Base Acres 52.90  
PLC Corn Yield 174  
Soybean Base Acres 52.90  
PLC Soybean Yield 51

Tract #2:  
Farm No.: 5439  
Tract No.: 1975  
Total Acres 80.50  
Tillable Acres 78.91  
Corn Base Acres 39.60  
PLC Corn Yield 174  
Soybean Base Acres 39.30  
PLC Soybean Yield 51

Tract #3:  
Farm No.: 5439  
Tract No.: 2009  
Total Acres 75.48  
Tillable Acres 75.48  
Corn Base Acres 37.40  
PLC Corn Yield 174  
Soybean Base Acres 37.30  
PLC Soybean Yield 51

Tract #4:  
Farm No.: 5439  
Tract No.: 1716  
Total Acres 161.06  
Tillable Acres 157.97  
Corn Base Acres 74.10  
PLC Corn Yield 174  
Soybean Base Acres 74.70  
PLC Soybean Yield 51

Tract #5:  
Farm No.: 5439  
Tract No.: 1548  
Total Acres 158.62  
Tillable Acres 156.12  
Corn Base Acres 77.90  
PLC Corn Yield 174  
Soybean Base Acres 78.20  
PLC Soybean Yield 51

*Note - Copies of the FSA 156EZ and aerial photographs are available upon request*

## ▼ 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 Belanco, Inc. farmland. 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.

Belanco, Inc. is being represented by attorney Elmer Hawkins whose contact information is as follows:

Elmer Hawkins  
Brown, Hawkins & Basola  
234 South Franklin Street  
Decatur, IL 62523  
Phone: (217) 423-36411

## ▼ 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 Belanco, Inc. farmland for sale as follows:

Tract #1	123.02 acre @	\$8,200 per acre =	\$1,008,764 in total
Tract #2	79.12 acre @	\$10,900 per acre =	\$862,408 in total
Tract #3	77.62 acre @	\$10,900 per acre =	\$846,058 in total
Tract #4	162.58 acre @	\$9,400 per acre =	\$1,528,252 in total
Tract #5	160.88 acre @	\$10,600 per acre =	\$1,708,328 in total
	603.22 acres		\$5,953,810 in total

## ▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

Dale E. Aupperle, AFM, ARA  
President - Heartland Ag Group Ltd.  
1401 Koester Drive  
Forsyth, IL 62535  
Office: (217) 876-7700  
Fax: (217) 876-7724  
E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



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*



Heartland Ag Group, Ltd.  
1401 Koester Drive  
Forsyth, IL 62535  
Office: 217-876-7700  
Fax: 217-876-7724  
E-mail: [corp@heartlandaggroup.com](mailto:corp@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

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