

Farmland For Sale



Clem Family Farm

161.38 Acres Top Quality Farmland

Illini Township Macon County, Illinois

The Clem Family farmland is located 2 miles south and 2 miles west of Warrensburg. The soils include Catlin, Flanagan, and Drummer with a productivity index of 139.7. 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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Leonard Sig B	Brown William & James E 163	Brown Joseph 80		Mary A Tr 114 Autonobiby	Etal 310	Marshall E Eugene 117	Midway Invs Holdings LC 120	Albin Richard Richard Ruth A 130 5 4 A	Slewart Aleda Tr 78	Albin Ruth 31 Albin Richard R & Ruth A 104	Incorbrasa IL Ltd 231
Breckenridge Margaret R 71 TV UV Leonard Marilyn 3	James R & Margaret L 160	Gilman Lilia 40 Oliver Marian G 79 Lelia L 40	6 Bennett Lawrence G Etal 54 Gilman Richard C & Ronakl D Etal 39	Clem Harold A & Arlene M 158	Groves Beverly 123		Adams Paul N & Catherine J 160 Mcgowan Betty J Trust 80	A LLC 70	Stewart Aleda Tr 80 Carmean-Gulick Beverly A 80	Pedrutt Margrit C Tustee 80	Doss Family LP 158
	Silman Kalhleen A Trust 134A 56 A D	Brown Loves avid F Jacque tal 80 L 16	line George	₽0 Brown William B Jr Tr 160	Elliott Harold W & Judy C 202	Dmf-Arthur Håll 2 240	Albin Ruth A 80 Cole D Richard Tr 80	Albin Richard 160	0 Kershner Frank 80 M & 3E Invs Inc 80	Gepford Wilma J 80 Gepford Donald	F Hedges R 157 Della 77

Location

The Clem Family farmland is located 2 miles south and 2 miles west of Warrensburg. Public access to the property is provided by township roads which form the north and west boundaries. Our Heartland Ag Group Ltd. signs mark the property.

► Legal Description Here is a brief legal description for the Clem Family farmland. A title policy is available upon request.

Parcel ID #08-06-28-100-006 Parcel ID #08-06-28-100-005

Part of the Northwest Quarter (NW 1/4), of Section Twenty-eight (28), Township Seventeen (17) North, Range One (1) East of the 3rd PM, Illini Twp., Macon County, IL.

Survey

This property has been surveyed by Cox Surveying of Findlay, Illinois. The final plat shows 161.38 acres within the boundaries of this property. The survey is available upon request.

v Farm Operator and Lease

The Clem Family farm is being operated in 2016 under the terms of a crop share lease by Brian Gilman of Warrensburg, IL. Corn and soybeans are the primary crops grown in the area. A neighbor purchases the grass from the non-cropland acreage to use as hay. Brian does an excellent job of farming and would like to continue his farming operation. Possession to a buyer will be granted at closing subject to the above described lease. The landlord's share of the 2016 crop is negotiable.

Reprinted with permission of Rockford Map Inc.

Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Clem Family farmland:

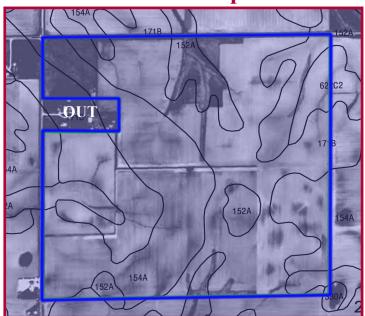
		2015	2015 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	Assessed Value	<u>Payable in 2016</u>	<u>Per Acre</u>
08-06-28-100-005	80.00	\$37,356	\$3,132.48	\$39.16
08-06-28-100-006	<u>77.83</u>	<u>\$27,889</u>	<u>\$2,338.62</u>	<u>\$30.05</u>
	157.83	\$65,245	\$5,471.10	\$34.66

🔻 FSA Data

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

Farm No.	636
Tillable Acres	146.81
Corn Base Acres	72.7
PLC Corn Yield	156
Soybean Base Acres	72.7
PLC Soybean Yield	46

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



▼ Soil Map

▼ Soil Productivity

Soil types and productivity ratings on the Clem Family farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

			% of	Productivity	Productivity
<u>Soil #</u>		<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
171	Catlin silt loam	71.65	47.4%	136.6	143.6
154	Flanagan silt loam	51.19	33.9%	144.0	160.0
152	Drummer silty clay loam	23.18	15.3%	144.0	150.0
622	Wyanet silt loam	3.80	2.5%	111.6	117.5
56	Dana silt loam	1.24	0.8%	121.8	131.6
330	Peotone silty clay loam	0.06	0.1%	123.0	120.0
	Weighted Averages	151.12	100%	139.0	151.2
	Non-tillable	10.26			
	Total	161.38			

▼ 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.

▼ Grain Drying Bin

This farmland is improved with one 30 foot diameter grain drying bin in good condition. It is adjacent to the building site which is excepted from this property.



▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Clem Family 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.

The attorney for the Clem Family farm is as follows:

Darrel F. Parish Parish & Castleman 132 S. Water St., Ste. 429 Decatur, IL 62523 Phone: (217) 429-4283

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 is assumed.

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

VListing Price

Heartland Ag Group Ltd. is offering the Clem Family farmland for sale as follows:

161.38 acres @ \$9,750 per acre = \$1,573,455 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 Web: www.heartlandaggroup.com



Heartland Ag Group Ltd. 1401 Koester Drive, Suite 100 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.

v 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.







President



Farm Manager

Jeremy L. Crouch Rural Appraiser

Heartland Ag Group, Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535 Office: 217-876-7700 Fax: 217-876-7724 E-mail: corp@heartlandaggroup.com Web: www.heartlandaggroup.com

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