



Heartland Ag
Group Ltd.

Farmland For Sale



John Bell Farm

72.16 Acres - Prime Farmland

Oakley Township, Macon County

The John Bell Farm is located one-half mile directly north of Oakley, Illinois. Access to the farmland is provided by a 50-foot strip of land that extends out to the Oakley Blacktop. The soils include Catlin, Drummer-Milford, and Flanagan with a productivity index of 136.4. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Shirley A. Bell farmland. This 72.16 acres is a part of that unit.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2021 Assessed Value</u>	<u>2021 Taxes Payable in 2022</u>	<u>Rate Per Acre</u>
14-08-36-400-002	20.00	\$11,648	\$972.80	\$48.64
14-08-36-400-004	56.40	\$35,125	\$2,999.10	\$53.18
14-08-36-400-006	60.00	\$31,517	\$2,714.52	\$45.24
	136.40	\$78,290	\$6,686.42	\$49.02

Note: The new owners of this farmland have applied for the division into two separate parcels. That will be completed in 2023.

▼ FSA Data

The Macon County Farm Service Agency (FSA) in Decatur, Illinois carries this farm as a single unit under the name of Shirley Bell - - 130 Acres. The respective information is in the process of being divided out and will be available upon request.

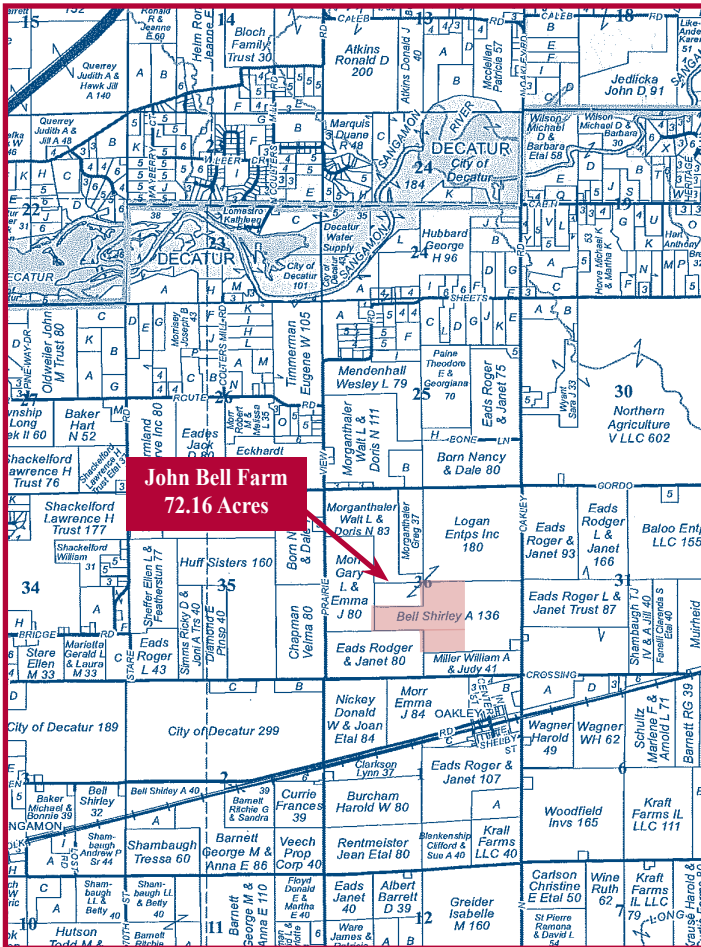
▼ Aerial Photograph



Aerial photograph was provided by the Macon County FSA.

▼ Boundary Survey

Survey Solutions, LLC has completed a plat of survey identifying the boundaries of the 72.16 acres that are being offered for sale. A copy of that survey document is available upon request.



Reprinted with permission of Rockford Map Inc.

▼ Location

The John Bell Farm is located one-half mile directly north of Oakley, Illinois. Public access to the farm is provided from the Oakley Blacktop through a 50-foot wide strip of land that goes from the road back to the acreage. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description of the John Bell Farm:

72.16 acres (as described by plat of survey) situated in the South Half (S 1/2) of Section Thirty-six (36), Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Oakley Township, Macon County, Illinois.

▼ Farm Operator and Lease

The John Bell Farm is being operated by Steve Bell under the terms of a cash rent lease. Corn and soybeans are the primary crops grown on this farm and in the area. Steve Bell does an excellent job of farming and would like to continue his farming operation for the purchaser. The lease is open for 2023.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the John Bell 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)
171	Catlin silt loam	21.67	30.0%	136.6	143.6
722	Drummer-Milford silty clay loam	20.99	29.1%	137.0	150.0
154	Flanagan silt loam	19.81	27.5%	144.0	160.0
56	Dana silt loam	4.40	6.1%	129.7	138.6
622	Wyanet silt loam	2.69	3.7%	114.0	120.0
679	Blackberry silt loam	0.32	0.4%	140.6	143.6
198	Elburn silt loam	0.27	0.4%	143.0	155.0
Weighted Averages		72.16	100%	136.4	147.8
Non-tillable		0.00			
Total		72.16			

▼ 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 John Bell 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 is assumed.

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

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the John Bell Farm for sale as follows:

72.16 acres @ \$17,250 per acre = \$1,244,760 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
 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

Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

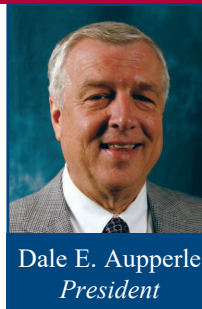
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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



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