

# Farmland For Sale

# **Joyce Miller** Farm

# **110.00 Acres - Prime Farmland**

# Niantic Township Macon County, Illinois

The Joyce Miller farmland is located 3 miles northwest of Niantic, Illinois. The soils are primarily Sable and Ipava with a productivity index of 142.1. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.** 

21 Lowry Jeffrey D 139 Lowry Palmer D 50 A B	Stoutenborough Catherine D 60 65 Flam 65 Kauper Kapper Stauder Willfred Marie 4 Miller Joyce Tr 110	Theresa 40 Wickard 1000 Weider Joan C	K Farm	s Inc 649	5 2 K Farms Inc	Moore Lee 120 24 Kruger Gendon JW & Helen P 40 4 395 395 40 Stergel Lee W & Jacquelim 395 40 Steffes Lois A Etal 40 RD
Downing William R 80 Gaisler Mariorie &	Michaelo J 55 Pease Steven & Connie 60	Weider Joan C Family Farms LLC 160	Knap Gilbert 80 Knap Theodore 80	Stahl Luella M80 Dunn George & 80		iteffes Steffes S A 120 Etal 80
Franklin 155	Craig Bradenton Etal 80	Moore Robert J 100	Leonard Edward H Sr Tr 30 Leonard Mildred E Trust 42	Stahl Jake E 75	Ervin Kimberly 5 A 115	Stahl Deborah K 40
Kennedy Kenneth 80	Leonard Edward H Sr 80	Moore Joseph H & Marva 40 C 5	Moore Robert J 80	Kruger Gordon J & Helen P 80	Roberts Martha J Trust 80	Pritchett Daniel W Trust Etal 80
Clark Trust 40 Worthington Tony L 40 3 Dragstrem	Arr Mize	merding merding nn A 140 4 eur Leon J &	Rennedy Kenneth 120 Logan	Wylie Vean T	Lemons Howard T 65 Moore Craig T 8 Deb Gover Craig T 8 Deb Moore Trent D 7 F Bown 37 Eckhart Kavin & Dawn 37 Eckhart Magunt Trust 52	Karkinney Susan A 79 Craig
Harold 160	Loftus Robert G 80	ebeneration ebene	Entps Inc Inc 120	LE Etal 160	Moore D Craig 64	Moore Craig T & Debra 39
s R Abel T	Abel T Henry 289	Loftus Joseph E 82 Glick Matthew S 82	Koonce Rodney C & Judith D 112	Ey Gary 205	Anderson Holdings LLC 161	Leonard Edward Tr 74 Floyd Carolyn 77 0000
Henry 318		Stahl Helen F Tr 189	Miller John J & Marilyn S 63 Miller Todd 48	Cannon Richard 203	ST NAM TO ST NAM	Bailey Marcia J Tr 137
Bob Waddell Co 129	3 Stahl Helen F Tr 62	Leonard Margaret C Tr 72 × Thatcher Thomas &	Brock Lawrence R Etal 39		C Procter & C Petzel 103	Leonard Margare C Tr 70 C Tr 70 Leonard Mildred Farm Samuel Farm

### ▼ Location

The Joyce Miller farmland is located 3 miles northwest of Niantic, Illinois. Excellent access to the property is provided by Park Road on the south and Acom Road on the west sides of the farm. **Our Heartland Ag Group Ltd. signs mark the property.** 

### Legal Description

Here is a brief legal description of the Joyce Miller farmland.

#### Parcel ID #13-05-22-300-001 (80.00 acres) Parcel ID #13-05-22-300-002 (30.00 acres)

The West 110.00 acres of the Southwest Quarter (SW 1/4) of Section Twenty-two (22), Township Seventeen North (T17N), Range One West (R1W), of the Third Principal Meridian (3rd PM), Niantic Township, Macon County, Illinois.

# ▼ 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 Joyce Miller farmland:

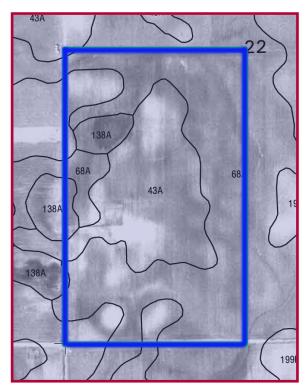
		2016	2016 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2017</u>	<u>Per Acre</u>
13-05-22-300-001	80.00	\$41,657	\$3,887.68	\$48.60
13-05-22-300-002	30.00	\$16,859	\$1,573.80	<u>\$52.46</u>
	110.00	\$58,516	\$5,461.48	\$49.65

#### **FSA Data**

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

Farm No.	1488
Tract No.	1898
Tillable Acres	106.40
Corn Base Acres	106.40
PLC Yield	163

### ▼ Soil Map



## **v** Soil Productivity

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

		% of	Productivity	Productivity
<u>Soil # Soil Type</u>	<u>Acres</u>	<u>Farm</u>	<u>Index (81 İ)</u>	<u>Index (1156)</u>
68 Sable silty clay loam	n 63.82	60.0%	143.0	155.0
43 Ipava silt loam	38.30	36.0%	142.0	160.0
138 Shiloh silty clay loar	n 1.28	4.0%	130.0	135.0
Weighted Averages	s <b>106.40</b>	100%	142.1	156.0
Non-tillable	<u>3.60</u>			
Total	110.00			

#### ▼ Farm Operator and Lease

The Joyce Miller farm is being operated under the terms of a cash rent lease for year 2017 by Dan Henebry. The primary crops grown in the area are corn and soybeans. Dan does an excellent job and would like to continue his farming operation for the new owners.

#### ▼ 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 Joyce Miller 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.

#### ▼ 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.

#### **V**Listing Price

Heartland Ag Group Ltd. is offering the Joyce Miller farmland for sale as follows:

110.00 acres @ \$11,250 per acre = \$1,237,500 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 - Managing Broker

*Office: (217) 876-7700 E-mail: dale@heartlandaggroup.com Web: www.heartlandaggroup.com* 

#### Ryan E. Aupperle, AFM - Broker

Office: (217) 876-7700 E-mail: ryan@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.

#### **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









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