



Heartland Ag  
Group Ltd.

# Farmland For Sale

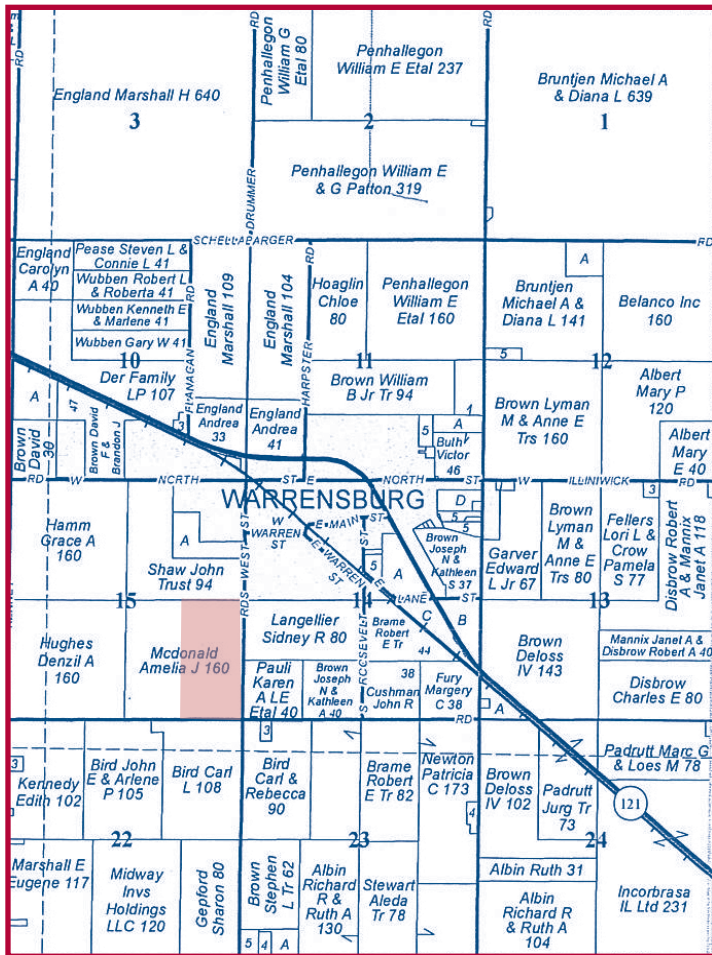


## McDonald Trust Farm

**83.30 Acres - Prime Farmland**

**Illini Township  
Macon County, Illinois**

The McDonald Trust Farm is located directly southwest of Warrensburg, Illinois. The soils are primarily Flanagan, Drummer, and Catlin with a productivity index of 142.7. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The McDonald Trust Farm is located south of Warrensburg, Illinois on the north side of Hackney Road. Public access to the property is provided by township roads on the south and east boundaries of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

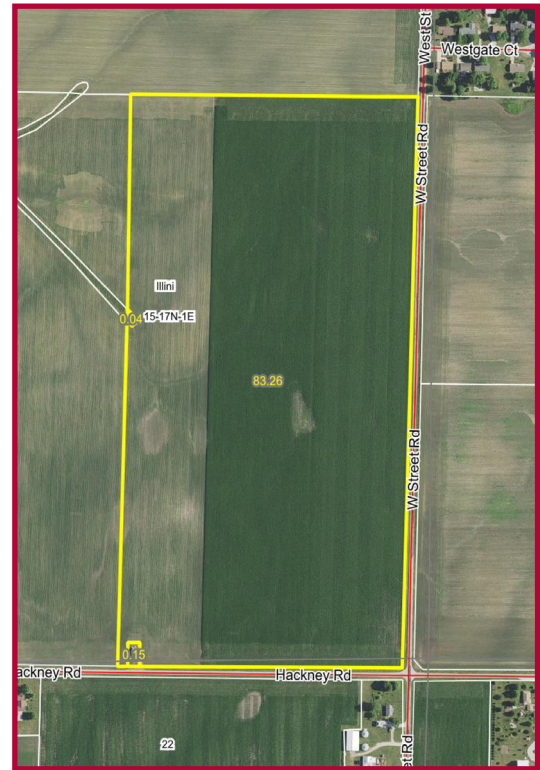
## ▼ Legal Description

Here is a brief legal description of the McDonald Trust Farm:

**Parcel ID #08-06-15-400-005 (79.50 acres)**

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Seventeen North (T17N), Range One East (R1E) of the Third Principal Meridian (3rd PM), Illini Township, Macon County, Illinois.

## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

## ▼ Farm Operator and Lease

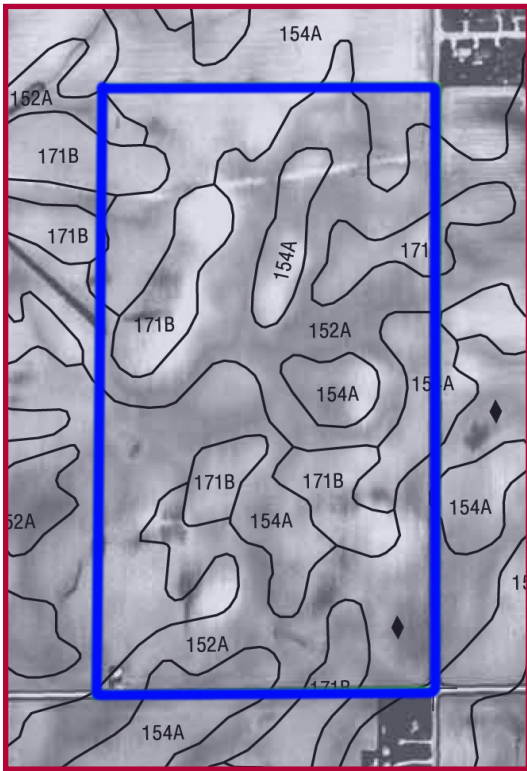
The McDonald Trust Farm is being operated under the terms of a cash rent lease for year 2022 by Mike Timmons. The primary crops grown in the area are corn and soybeans. Mike and his son Michael do an excellent job and would like to continue their farming operation for the new owners.

## ▼ FSA Data

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

Farm No:	7971
Tract No.	7983
Total Acres	82.22
Tillable Acres	82.11
Corn Base Acres	65.52
PLC Yield	176
Soybean Base Acres	16.17
PLC Yield	50

## ▼ Soil Map



## ▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
154	Flanagan silt loam	34.57	41.7%	144.0	160.0
152	Drummer silty clay loam	33.61	40.9%	144.0	150.0
171	Catlin silt loam	15.08	17.4%	136.6	143.6
<b>Weighted Averages</b>		<b>82.11</b>	<b>100%</b>	<b>142.7</b>	<b>153.1</b>
Non-tillable		1.19			
<b>Total</b>		<b>83.30</b>			

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the McDonald Trust Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2021 Assessed Value</u>	<u>2021 Taxes Payable in 2022</u>	<u>Rate Per Acre</u>
08-06-15-400-005	79.50	\$55,612	\$4,623.52	\$58.16

## ▼ Survey

Mat Cox of Survey Solutions has provided a survey plat showing the 83.30 acres. That plat is 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 McDonald 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.

## ▼ 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 McDonald Trust Farm for sale as follows:

**83.30 acres @ \$18,500 per acre = \$1,541,050 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:

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

Office: (217) 876-7700

E-mail: [ryan@heartlandaggroup.com](mailto:ryan@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

**Dale E. Aupperle, AFM, ARA - Managing Broker**

Office: (217) 876-7700

E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)





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## Experience & Expertise in Farmland Marketing

### ▼ Real Estate Sales/Acquisitions and Auction

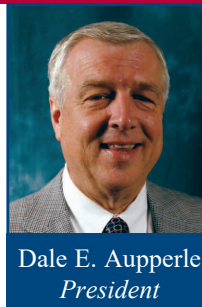
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ 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*. -