

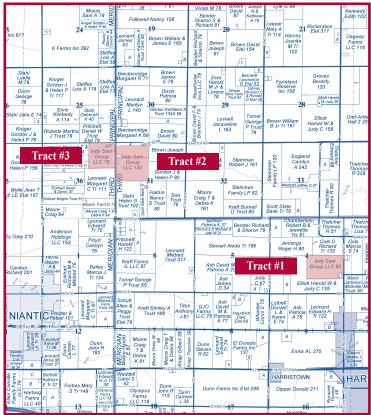
Farmland For Sale

Thatcher-McKinney Farms

Tract #1 - 92.45 Acres Tract #2 - 128.75 Acres Tract #3 - 79.00 Acres

Harristown, Illini, & Niantic Townships Macon County, Illinois

The Thatcher-McKinney Farms are located just north of the Niantic/Harristown area. These three tracts of land have productivity indexes ranging from 134.7 to 142.7! Soils include Drummer, Flanagan, and Catlin. *Don't miss this investment opportunity to buy an individual tract or all three farms together*. **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

▼ Legal Description

The following brief legals generally locate the property. A complete legal will be available in the title insurance policy.

Tract #1 - 92.45 acres - The N 1/2 SE 1/4: Part of the SW 1/4 SE 1/4; Part of the SE 1/4 SE 1/4 of Section 4, Township 16 North, Range 1 East, Macon County, Illinois.

Tract #2 - 128.75 acres - Part of the NW 1/4 NW 1/4: Part of the NE 1/4 NW 1/4: Part of the SW 1/4 NW 1/4; Part of the SE 1/4 NW 1/4 of Section 31, Township 17 North, Range 1 East, Macon County, Illinois.

Tract #3 - 79.00 acres - Part of the NW 1/4 NE 1/4: NE 1/4 NE 1/4; Part of the SW 1/4 NE 1/4; Part of the SE 1/4 NE 1/4 of Section 36, Township 17 North, Range 1 West, Macon County, Illinois.

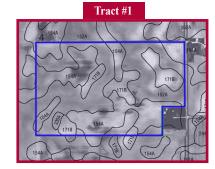
▼ Location

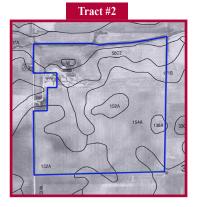
The McKinney farms are located north of the Niantic/ Harristown area. Each tract has excellent access provided by township roads. Our Heartland Ag Group Ltd. signs mark the property.

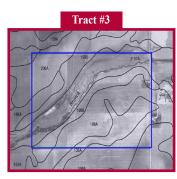
▼ Farm Operator and Lease

The McKinney farms are operated by Mike and Eric Bruntien under the terms of a cash rent lease for year 2022. Mike and Eric do an excellent job farming and would appreciate an opportunity to continue their farming operation. Corn and soybeans are the primary crops grown.

▼ Soil Maps







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

Tract #1 - 92.45 Acres

					Proauctivity
Soil #	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
152	Drummer silty clay loam	43.53	46.8%	144.0	150.0
154	Flanagan silt loam	35.17	37.8%	144.0	160.0
171	Catlin silt loam	13.55	14.5%	136.6	143.6
330	Peotone silty clay loam	0.88	0.9%	123.0	120.0
	Weighted Averages	93.13	100%	142.7	152.6
	Non-tillable	-0.68			
	Total	92.45			

Tract #2 - 128.75 Acres

			% of Pi	oductivity	Productivity
Soil #	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u> 1	ndex (811)	<u>Index (1156)</u>
	Flanagan silt loam	48.05	37.3%	144.0	160.0
152	Drummer silty clay loam	29.91	23.2%	144.0	150.0
171	Catlin silt loam	14.07	10.9%	136.6	143.6
56	Dana silt loam	13.90	10.8%	121.8	131.6
198	Elburn silt loam	11.55	9.0%	143.0	155.0
107	Sawmill silty clay loam	9.15	7.1%	139.0	140.0
136	Brooklyn silt loam	1.74	1.3%	112.0	105.0
199	Plano silt loam	0.59	0.4%	140.6	143.6
	Weighted Averages	128.96	100%	139.9	150.0
	Non-tillable	0.21			
	Total	128.75			

Tract #3 - 79.00 Acres

			% of 1	Productivity	Productivity
Soil #	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u>	<i>Index (811)</i>	<u>Index (1156)</u>
198	Elburn silt loam	30.46	58.8%	143.0	155.0
136	Brooklyn silt loam	13.38	25.8%	112.0	105.0
199	Plano silt loam	6.06	11.7%	140.6	143.6
152	Drummer silty clay loam	1.76	3.4%	144.0	150.0
	Sawmill silty clay loam	0.13	0.3%	139.0	140.0
	Weighted Averages	51.79	100%	134.7	140.5
	Non-tillable	27.21			
	Total	79.00			

▼ Aerial Photographs







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:

T	= 100	* 006
Farm No:	7122	5886
Total Acres	301.18	6.15
Tillable Acres	290.88	6.15
CRP Acres	17.00	6.15
Corn Base Acres	268.40	
PLC Corn Yield	196	
Soybean Base Acres	5.48	
PLC Soybean Yield	52	

Note - The Macon County FSA office has provided detailed 156EZ summaries along with aerial photographs that 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.

▼ Agency

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

▼ Tax Information

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

Tract #1

		2020	2020 Taxes	Rate
Parcel ID #	Acres	Assessed Value	Payable in 2021	Per Acre
06-11-04-400-009	52.45	\$36,905	\$2,969.94	\$56.62
06-11-04-400-007	40.00	\$27,506	\$2,213.56	\$55.34
Total	92.45	\$64,411	\$5,183.50	\$56.07

Tract #2

		2020	2020 Taxes	Kate
Parcel ID #	Acres	Assessed Value	Payable in 2021	Per Acre
08-06-31-100-004	120.42	\$75,651	\$6,547.68	\$54.37
08-06-31-100-008	8.33	\$2,989	\$258.70	\$31.06
Total	128.75	\$78,640	\$6,806.38	\$52.87

Tract #3

		2020	2020 Taxes	Rate
Parcel ID #	Acres	Assessed Value	Payable in 2021	Per Acre
13-05-36-200-002	39.00	\$20,066	\$1,667.52	\$42.76
13-05-36-200-001	40.00	\$23,007	\$1,911.92	\$47.80
Total	79.00	\$43,073	\$3,579.44	\$45.31

▼ Terms and Conditions of Sale

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

▼ Listing Price

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

Tract #1 - 92.45 acres @ \$17,750 per acre = \$1,640,987.50Tract #2 - 128.75 acres @ \$17,000 per acre = \$2,188,750.00Tract #3 - 79.00 acres @ \$13,500 per acre = \$1,066,500.00

▼ 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 - Managing Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA - Managing Broker

Office: (217) 876-7700

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.

▼ 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 Farm Manager



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Web: www.heartlandaggroup.com

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