



Heartland Ag
Group Ltd.

Farmland For Sale

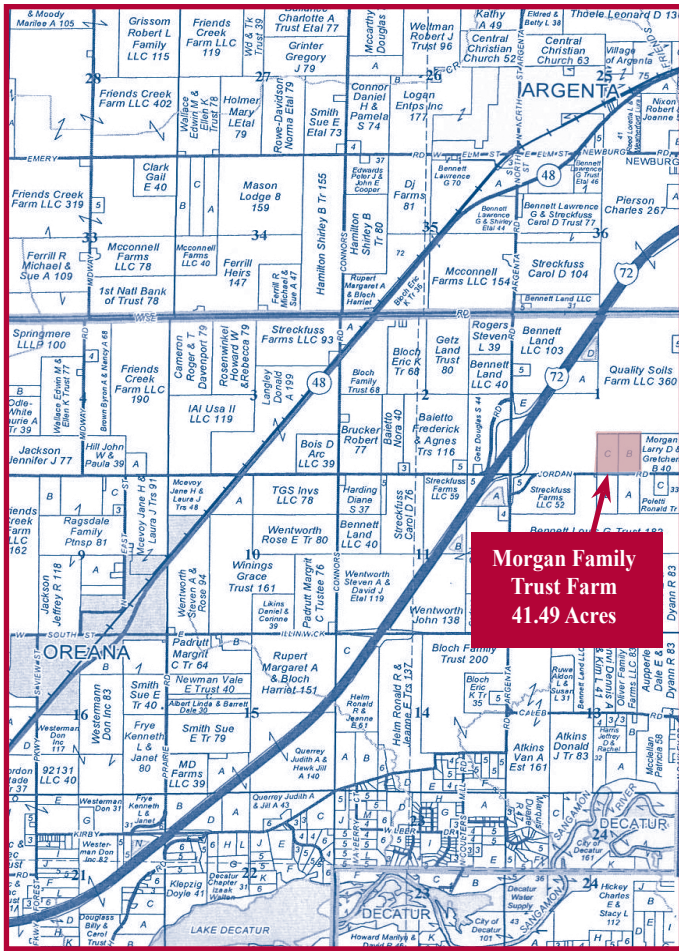


Morgan Family Trust Farm

41.49 Acres - Prime Farmland

Whitmore Township, Macon County

The Morgan Family Trust Farm is located 2 miles south of Argenta, Illinois (*1/4 mile east of the I-72 Interchange in Macon County*). The soils are primarily Flanagan and Drummer with a productivity index of 141.0. 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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▼ Location

The Morgan Family Trust farm is located 2 miles south of Argenta, Illinois (*1/4 mile east of the I-72 Interchange in Macon County*). Access to the farm is provided by an oil and chip township road that forms the south boundary. **Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Morgan Family Trust farm:

Parcel ID # 18-08-01-400-005 (20.75 acres)

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Whitmore Township, Macon County, Illinois (*containing 20.75 acres*).

Parcel ID # 18-08-01-400-006 (20.74 acres)

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Whitmore Township, Macon County, Illinois (*containing 20.74 acres*).

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Morgan Family Trust farm:

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable in 2023	Rate Per Acre
18-08-01-400-006	20.74	\$13,526	\$1,008.96	\$48.65
18-08-01-400-005	20.75	\$15,472	\$1,154.12	\$55.62
Totals	41.49	\$28,998	\$2,163.08	\$52.13

▼ Farm Operator and Lease

The Morgan Family Trust farm is being operated under the terms of a cash rent lease for 2023 by William Agee. Primary crops grown in the area are corn and soybeans. William does an excellent job and would like to continue his farming operation for the new owners. Sellers will keep the 2023 crop (*cash rent payments*) and turn over possession immediately following the 2023 corn crop harvest.

▼ Soil Productivity

Soil types and productivity ratings on the Morgan Family Trust 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)
154	Flanagan silt loam	18.90	45.7%	144.0	160.0
152	Drummer silty clay loam	10.19	24.6%	144.0	150.0
67	Harpster silty clay loam	6.95	16.8%	133.0	135.0
244	Hartsburg silty clay loam	2.73	6.6%	134.0	140.0
171	Catlin silt loam	2.60	6.3%	136.6	143.6
Weighted Averages		41.37	100%	141.0	151.0
Non-tillable		0.14			
Total		41.49			

▼ Soil Map



▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ FSA Data

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

Farm No.:	7817
Tillable Acres	39.80
Corn Base Acres	20.50
PLC Corn Yield	156
Soybean Base Acres	19.30
PLC Soybean Yield	43

Note - The Macon County FSA office has verified there are no highly erodible acreages identified on this property. The wetland determinations are incomplete.

▼ Boundary Survey

The owners have a boundary survey on this farmland and will provide it upon request.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price. 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 Morgan Family Trust. 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 Morgan Family Trust farm is represented by Darrell Woolums, Attorney At Law, whose contact information is as follows:

Darrel Woolums
Samuels, Miller, Schroeder, Jackson & Sly
225 N. Water St., Suite 301
Decatur, IL 62523
Phone: (217) 429-4325

▼ 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 Morgan Family Trust farm for sale as follows:

41.49 acres @ \$18,750 per acre = \$777,937.50 in total

▼ 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



Heartland Ag Group, Ltd.
1401 Koester Drive
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*. -