

Farmland For Sale

Nancy Clapp Farms

Tract #1 - 166.24 Acres
Tract #2 - 159.94 Acres
Excellent Farmland

Austin & Maroa Townships Macon County, Illinois

The Nancy Clapp farms are located in northern Macon County near the town of Maroa, Illinois. The soils are primarily Sable, Ipava and Sawmill with productivity indexes ranging from 140.7 to 142.4. Details on these farms are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**

Disbrow Kevin C 154	Stahl Kenneth Grace A & Ann 161 158	Hamm Grace A	Logan Entps Inc 162	Logan Logan Moore Entps Inc David L Farms 155 Etal 77 LP 156	Farmshare Holdings LLC 154	Finfrock Marvin Jr & Shelly 83 Nowlin Family Farms LLC 76	Wiles Family LP 53 Soy Capital Bank & Trust Co 118	Reeser Family Trust 118 A Marsh B OC Marsh Etal 60	Family Trust 81 Q A Westerman Donald F 159	51 mst 61 Deer Meadow Farms Inc 52 5	Rebecs J49 D41 B B CR AND
Jones William B & Norma M 156	A Jones Norma M 80 Rau John Clapp Nancy 160	3	Westerman Don 90 Zumbahlen Betty L 70	Westerman Don Inc 160 CH Moore Farms 60 A	England Marshall H 156	Westerman Don Inc 80 United Community Bank Tr 80	Community Bank Trust 170 Braden Robert E 158	Washagon	Stoutenborough James R Etal 158 Smith Patricia A 160	Wilson J Leroy &	ROA SIREET ILL LUBING Riley
Walter Clarence D & Mary H 80 M N N N N N N N N N N N N N N N N N N N	Dukes Kristen W 111 Brame Robert C P Robert	Kenneth C 160	Cunningham Kenneth & Mary A 160	Morthland CH Farms LP 76	Crosier Dale W 63 C A	Cole Mildred Trust 160	Killough John & Linda S Linda S Combe Roger D & Kean M 7	Westerman Verriet C 40 George Langley R 80 Donald A 40	Westerman Domaid Crosier James R Etal 116 Spangler Beverly J Trust 0 Westerman VI Smith Kenneth W Spanglar VI Swith Kenneth W Spanglar VI Swith Kenneth W Swith M Swi	Cook Marjoine 4 1 3 A A Stoutenbough Cook Marjoine 4 1 9 Stoutenbough Cook Marjoine 4 Thomas	Gewes Chery Marilyn Chery Marilyn Lary 8, sh Trust D41 A41 Farinars 8 Elai 89 2 Heil Elva 8 Mundt Shirley 24 12 Moore Jack Moore Jack
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H.LE 41 Ansenson Heddings L.C. 40 Myers Carol A & Alsup Harold E Etal 80	Austin Township School 640	Perkinson Russi	ell E 320 -	Jarvis Samuel D Tr 80	Edgecombe Roger D & Karen M 80	Finfrock Marvin Jr & Shelly 136	Trichel Marcia K Tr 101 Hoffman Gene 120	Hoffman H Gene Fig. 19	SCHOOL 13	Stahl Kenneth & A Sharon 60 R0 R0 Stable Kenneth & A Sharon 60	Roberta Sth Trust Etal 120 Tract #2
nge 6 0 & Alsup 80 Allen R 25 Allen R Tr Z4	Cunningham Kenneth & Mary A 117 Griffith Robert Jean K 238	& Robert Ellr 200	Moders Rogers Trust 1	Zelhart Zelhart Imogene 40 FEtal 115 4 Rau Bertha M 163	Etal 75	Etal 160	Cullison James 8 Denise 70 4 Rohrscheib Mary L Tr 62 Moscheib ## Lembre 39	Stemler E La Steml	Stade Gordon W 311	Mcquire Stahl Kenneth Sharon 80 Cullison Wa 32 Dennis Collison C Trust 40 Erelstoard Nancy L 40 Dendur See See Memorial Health	Stade Labree 8 5 5 5 6 6 7 7 7 159,94 Acres was dings 11-05 5 5 5 6 6 7 7 7 1 159,94 Acres was dings 11-05 158 23
Hughes Denzil Jilen R 59 108 C B	Post Helen 206 Lawrence Arthur W 80	Lawrence B Edwin D Sr 140	Edwin 40	Busey Trust Co 236	Zelhart John ☐ A Etal 158 Mcgorray Joy F Trust 80	Hibner Gregory C & Kimberly M 160	Malone Laverne W & Sharon M Etal 200 Bolton W 79	Patricia Elmer Trust 160 Tuttle Jack L 160	Waller Trusts 240 Gray Nancy A Tr 80	Foundation 139 Foundation 7 Fou	Aupperle Dale E & Dyan R 60 150 150 150 150 150 150 150
K Farms Inc 160	Swits Richard Stahl David L Bennett 160 80 Trust 80	Owings Jerry R Tr 140	Brown Joseph N & Kathleen A 160	Wiles Family LP 159 C 160 ird Rebecca A 60	Millikin Univers	ity Farm 7 320	Stelzriede Marsha K 81	Hurtt Janice 80 Spangler Hanes Beverly Richards A & Cinda Braden Paul S & Maria L 80 29	Hughes Senting A	Westerman Westerman Westerman Westerman Westerman Washington Washi	B A A B B A B B B B B B B B B B B B B B
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Corp 320	Rotz John L Trust 160 Lane		Tumer George P Tr 160	Williams yothe A 79 Bankson of Man A 79 the A 79 th	Clark Delores I Trust 155	Wentworth Fred N & Evelyn I 156	Fogerson Thomas B Sr 211	Westerman Donald F 200	Bunselmeyer Acres LLC 160 Forgerson Thomas Sr	Comer Kathy A Second Se	Harold R & Say S B 73 A Shu & Thomas

▼ Location

Tract #1 is located 6 1/2 miles directly west of Maroa on Washington Street. Tract #2 is 1/2 mile southeast of Maroa. Both tracts are accessible by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Nancy Clapp farmland:

Tract #1 - Parcel ID #01-01-04-300-005 (160.00 acres)

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) and the East Half (E 1/2) of the Southwest Quarter (SW 1/4) all in Section 4, Township 18 North, Range 1 East of the 3rd P.M., Situated in Austin Township, Macon County, Illinois.

Tract #2 - Parcel ID #10-02-13-100-003 (157.50 acres)

The Northwest 1/4, of Section 13, Township 18 North, Range 2 East of the Third Principal Meridian, Macon County, Illinois, EXCEPT that part described as follows: Beginning at an iron pin over a stone marking the Northwest corner of said Section 13; thence 87°36′20″E.-300.00 feet along the North line of the Northwest 1/4, of said Section 13 to a railroad spike set; thence S.0°21′32″W.-363.00 feet to an iron pin set; thence S.87°36′20″W.-300.00 feet to a railroad spike set on the West line of the Northwest 1/4, of said Section 13; thence N.0°21′32″E.-363.00 feet along said West line to the point of beginning.

▼ Survev

Both tracts of farmland have been surveyed in July 2017 by Cox Land Surveying. A copy of the survey is available upon request.

▼ Soil Productivity

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

Tract #1

			% of	Productivity	Productivity
<u>Soil #</u>	Soil Type	<u>Acres</u>	<u>Farm</u>	<i>Index (811)</i>	Index (1156)
68	Sable silty clay loam	59.52	36.3%	143.0	155.0
43	Ipava silt loam	41.40	25.2%	142.0	160.0
107	Sawmill silty clay loam	22.80	13.9%	139.0	140.0
86	Osco silt loam	18.30	11.1%	139.6	148.5
198	Elburn silt loam	11.80	7.2%	143.0	155.0
70	Beaucoup silty clay loam	8.30	5.1%	132.0	135.0
83	Wabash silty clay loam	1.90	1.2%	116.0	105.0
	Weighted Averages	164.02	100%	140.7	151.6
	Non-tillable	2.22			
	Total	166.24			

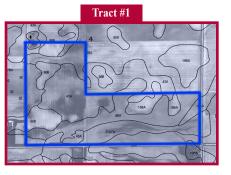
Tract #2

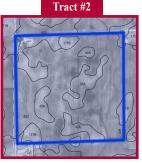
			% of	Productivity	Productivity
Soil #	Soil Type	<u>Acres</u>	<u>Farm</u>	Index (811)	Index (1156)
68	Sable silty clay loam	109.62	69.7%	143.0	155.0
43	Ipava silt loam	39.40	25.0%	142.0	160.0
171	Ĉatlin stil loam	8.30	5.3%	136.6	143.6
	Weighted Averages	157.32	100%	142.4	155.6
	Non-tillable	2.62			
	Total	159.94			

▼ Farm Operator and Lease

The Nancy Clapp farms are being operated under the terms of a flexible cash rent lease for year 2017 by Michael Myers. Corn and soybeans are the primary crops grown in the area. Michael does an excellent job and would like to continue his farming operation for the new owners.

▼ Soil Maps





▼ 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:

	Tract #1	Tract #2
Farm No:	7415	7415
Tract No:	26	334
Tillable Acres	164.02	157.32
Corn Base Acres	95.62	91.71
PLC Corn Yield	156	156
Soybean Base Acres	67.95	65.17
PLC Soybean Yield	48	48

Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

Tax Information

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

Tract #1

		2016	2016 Taxes	Kate
Parcel ID#	<u>Acres</u>	Assessed Value	Payable in 2017	Per Acre
01-01-04-300-005	160.00	\$80,601	\$6,136.62	\$38.35

Tract #2

		2010	2010 Taxes	Kate
Parcel ID#	<u>Acres</u>	Assessed Value	Payable in 2017	Per Acre
10-02-13-100-003	157.50	\$85,603	\$6,694.24	\$42.50

▼ 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 Nancy Clapp farmland. Heartland Ag Group Ltd. will make copies of that contract available at your request. A 10% down payfoment 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.

▼ Listing PriceHeartland Ag Group Ltd. is offering the Nancy Clapp farmland for sale as follows:

Tract #1 - 166.24 acres @ \$10,500 per acre = \$1,745,520 in total Tract #2 - 159.94 acres @ \$10,500 per acre = \$1,679,370 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 President - Heartland Ag Group Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535

Office: (217) 876-7700 Fax: (217) 876-7724

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



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.



President



Ryan E. Aupperle Farm Manager



Jeremy L. Crouch Rural Appraiser



Heartland Ag Group, Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535 Office: 217-876-7700 Fax: 217-876-7724 E-mail: corp@heartlandaggroup.com Web: www.heartlandaggroup.com