



Heartland Ag
Group Ltd.

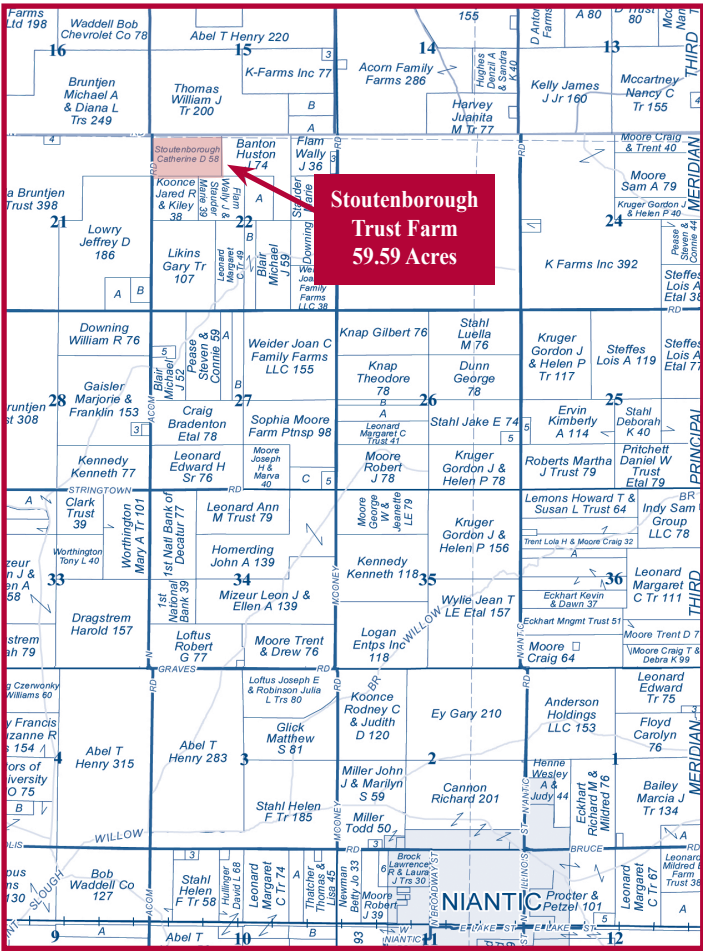
Farmland For Sale

Stoutenborough Trust Farm

59.59 Acres
Top Quality Farmland

Niantic Township, Macon County

The Stoutenborough Trust Farm is located 4 miles northeast of Niantic, Illinois. Access to the farm is provided by a township road which forms the west boundary. The soils include Ipava, Harpster, and Sable with a productivity index of 139.0. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▼ Tax Information

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

Tract #1

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable in 2022	Rate Per Acre
13-05-22-100-001	60.00	\$36,076	\$3,083.38	\$51.39

▼ FSA Data

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

Farm No.:	1402
Tract No.:	1890
Tillable Acres	58.82
Corn Base Acres	51.36
PLC Corn Yield	179
Soybean Base Acres	7.34
PLC Soybean Yield	52

▼ Aerial Photograph



Aerial photograph was provided by the Macon County FSA.

▼ Location

The Stoutenborough Trust Farm is located 4 miles northeast of Niantic, Illinois. Access to the farm is provided by a township road which forms the west boundary. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

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

Parcel ID # 13-05-22-100-001 (59.59 acres)

The Northwest 1/4 of the Northwest 1/4, and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 17 North, Range 1 West of the 3rd PM, Situated in Macon County, Illinois.

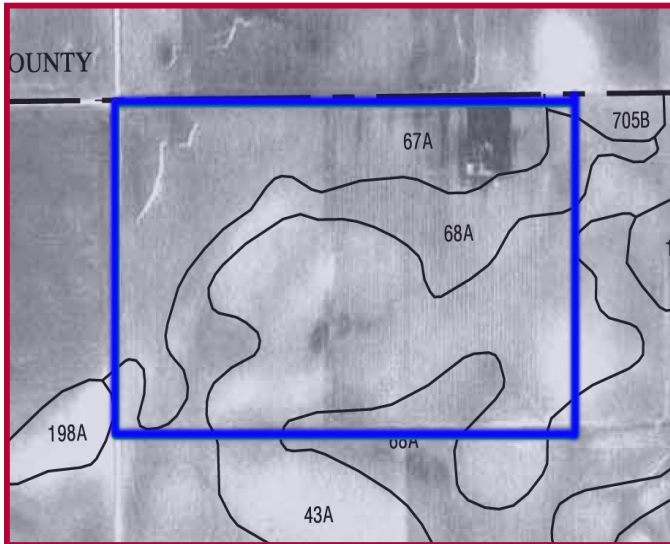
▼ Boundary Survey

Survey Solutions, LLC has completed a boundary survey on the Stoutenborough Trust Farm. A copy of the survey can be made available upon request.

▼ Farm Operator and Lease

The Stoutenborough Trust Farm is being operated by Mike Stacey under the terms of a variable cash rent lease. Corn and soybeans are the primary crops grown on this farm and in the area. Mike does an excellent job of farming and would like to continue his farming operation for the purchaser.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Stoutenborough 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>
43	Ipava silt loam	22.71	38.6%	142.0	160.0
67	Harpster silty clay loam	21.51	36.6%	133.0	135.0
68	Sable silty clay loam	14.60	24.8%	143.0	155.0
Weighted Averages		58.82	100%	139.0	149.6
Non-tillable		<u>0.77</u>			
Total		59.59			

▼ 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 Stoutenborough 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 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 Stoutenborough Trust Farm for sale as follows:

59.59 acres @ \$17,000 per acre = \$1,013,030 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

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
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



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