

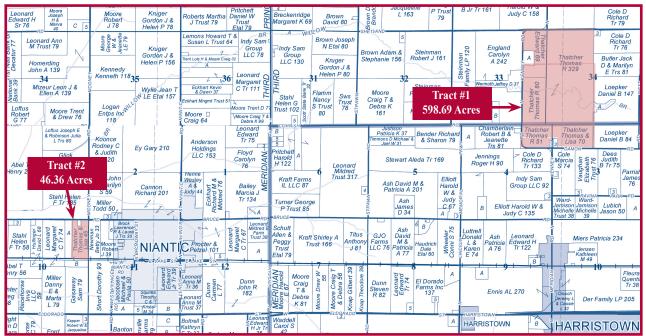
# Farmland For Sale

# **Thatcher Farms**

Tract #1 - 598.69 Acres Tract #2 - 46.36 Acres

## Illini, Harristown, & Niantic Townships Macon County

The Thatcher Farms are located just north of the Niantic/Harristown area. Tract #1 soils include Flanagan, Catlin, and Drummer with a productivity index of 136.7. Tract #2 soils include Elburn, Drummer, and Plano with a productivity index of 142.4. More details on these farms are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the properties.** 



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#### **▼** Location

The Thatcher farms are located in a contiguous block of approximately 600 acres north of Harristown and 46 acres west of Niantic. Excellent access to both farms is provided by township roads. Our Heartland Ag Group Ltd. signs mark the properties.

## **▼** Legal Description

Here is a brief legal description for the Thatcher farms:

#### Tract #1 (598.69 acres - Illini & Harristown Township)

Part of Section 33 and 34, Township 17 North, Range 1 E, Illini Township; and, part of Sections 3 and 4, Township 16 North, Range 1 E, Harristown Township, all in Macon County, Illinois.

#### Tract #2 (46.36 acres - Niantic Township)

Part of the Northeast 1/4, Section 10, Township 16 North, Range 1 West, Niantic Township, Macon County, Illinois.

## **▼ FSA Data**

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

Farm No:	7130
Total Acres	651.48
Tillable Acres	606.29
Corn Base Acres	578.80
PLC Yield	144

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

## **▼** Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Thatcher Farms:

#### Tract #1

		2020	<b>2020 Taxes</b>	Rate
Parcel ID#	<u>Acres</u>	Assessed Value	Payable in 2021	Per Acre
08-06-33-400-003	80.00	\$43,972	\$3,807.74	\$47.60
08-06-33-200-007	69.75	\$39,805	\$3,264.80	\$46.81
08-06-34-100-003	163.80	\$86,190	\$7,069.28	\$43.16
08-06-34-300-005	167.08	\$66,623	\$5,769.18	\$34.53
06-11-04-200-006	49.76	\$34,409	\$2,769.06	\$55.65
06-11-03-100-012	68.30	\$43,669	\$3,514.26	\$51.45
Total	598.69	\$314,668	\$26,194.32	\$43.75

#### Tract #2

	202		2020 Taxes	Rate	
Parcel ID#	<b>Acres</b>	Assessed Value	Payable in 2021	Per Acre	
13-10-10-200-007	46.36	\$32,597	\$2,708.88	\$58.43	

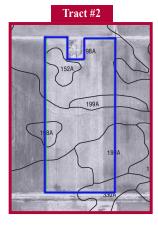
## **▼** Aerial Photographs





## **▼ Soil Maps**





**▼ Soil Productivity** 

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

#### Tract #1

			% of	Productivity	Productivity
Soil #	Soil Type	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	Index (1156)
154	Flanagan silt loam	155.39	27.7%	144.0	160.0
171	Catlin silt loam	149.11	26.6%	136.6	143.6
152	Drummer silty clay loam	141.76	25.3%	144.0	150.0
56	Dana silt loam	57.85	10.3%	121.8	131.6
618	Senachwine silt loam	32.30	5.8%	95.2	108.0
107	Sawmill silty clay loam	20.54	3.7%	139.0	140.0
679	Blackberry silty loam	4.47	0.6%	140.6	143.6
	Weighted Averages	561.42	100%	136.7	146.3
	Non-tillable	<u>37.27</u>			
	Total	598.69			

#### Tract #2

		% of	Productivity	Productivity
Soil # Soil Type	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<i>Index (1156)</i>
198 Elburn silt loam	21.16	47.2%	143.0	155.0
152 Drummer silty clay loa	ım 13.21	29.4%	144.0	150.0
199 Plano silt loam	9.05	20.2%	142.0	145.0
330 Peotone silty clay loan	1.45	3.2%	123.0	120.0
Weighted Averages	44.87	100%	142.4	150.4
Non-tillable	<u>1.49</u>			
Total	46.36			

## **▼** Farm Operator and Lease

The Thatcher farms are operated by Mike and Eric Bruntjen 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.

### **▼** 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 Thatcher Farms. 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 Thatcher Farms for sale as follows:

Tract #1 - 598.69 acres @ \$16,500 per acre = \$9,878,385 in total Tract #2 - 46.36 acres @ \$17,000 per acre = \$788,120 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 - Managing Broker

Office: (217) 876-7700 E-mail: rvan@heartlandaggr

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



## **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. -