



**Heartland Ag
Group Ltd.**

Farmland For Sale



Woodcock Road LLC Farms **285.72 Total Acres - Prime Farmland**

Tract#1 - 80.00 acres
Tract#2 - 44.11 acres

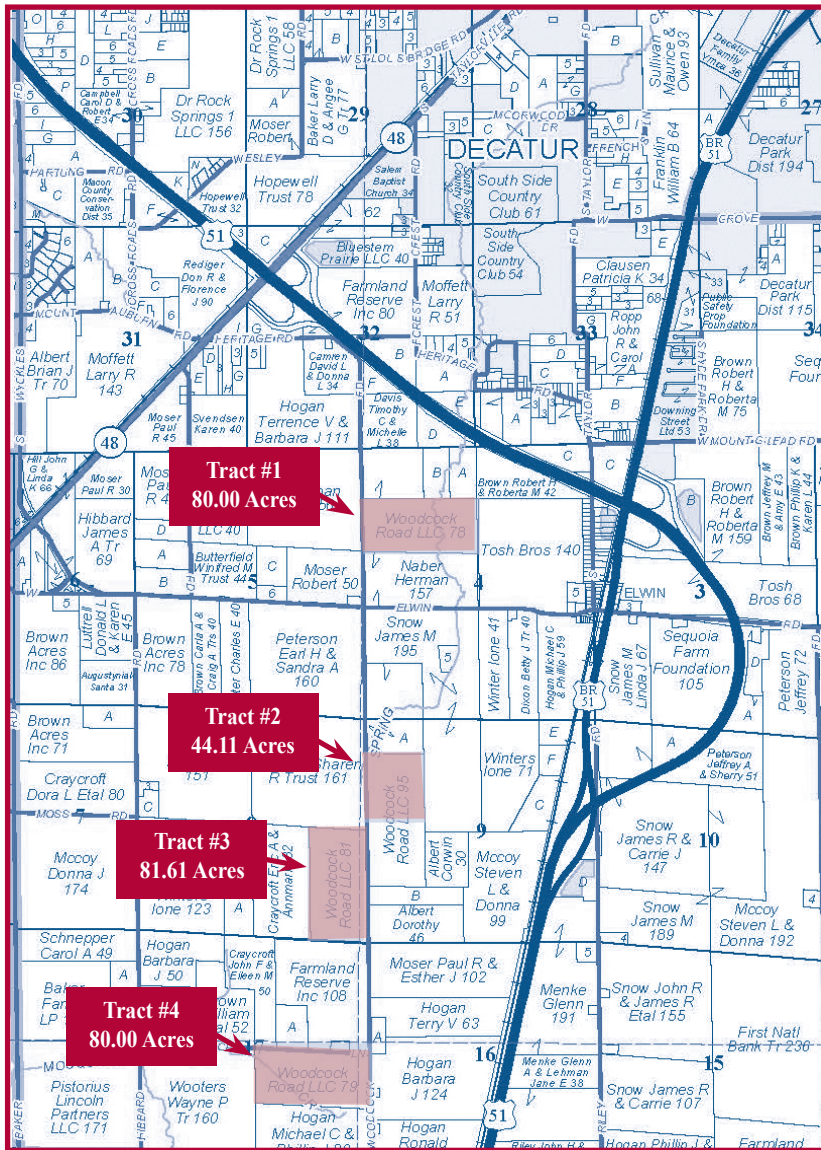
Tract #3 - 81.61 acres
Tract #4 - 80.00 acres

South Wheatland Township **Macon County, Illinois**

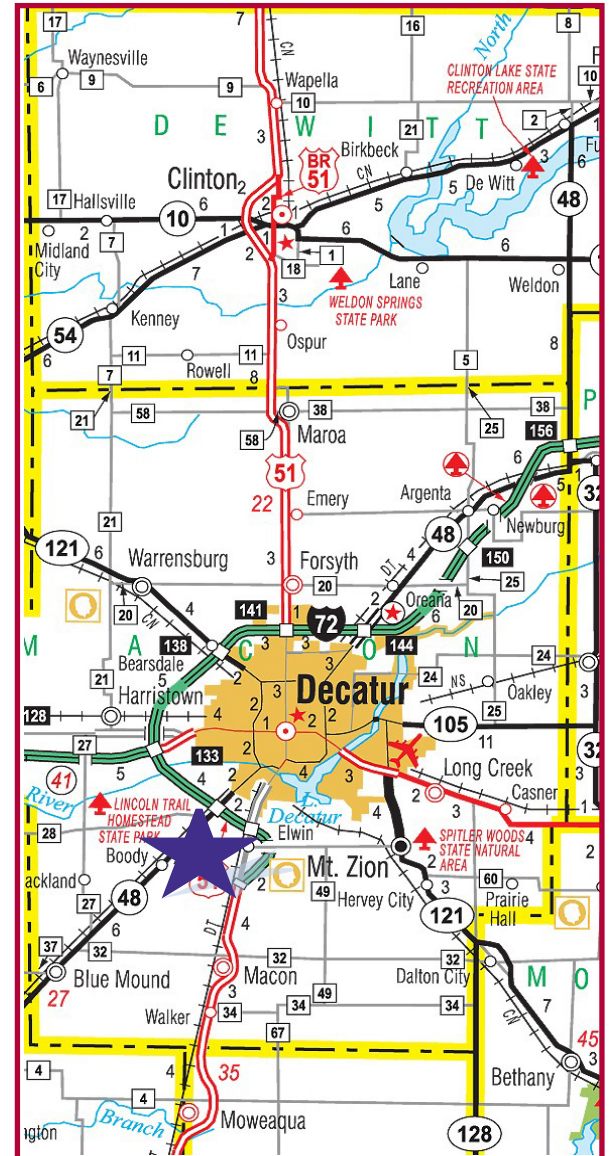
The Woodcock Road LLC farms are located at the south edge of Decatur (*just west of Elwin*). The individual tracts have excellent access via township roads with U.S. Route 51 nearby. The tillable cropland is highly productive with productivity indexes ranging from 135.2 to 140.4. Details on each tract are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Location and Access

The four individual tracts of the Woodcock Road LLC farmland are all located along Woodcock Road along the west side of U.S. Route 51 (directly west of the town of Elwin). Woodcock Road is an all weather oil and chip township road that provides excellent visibility and access to each of the tracts.



Reprinted with permission of Rockford Map Inc.

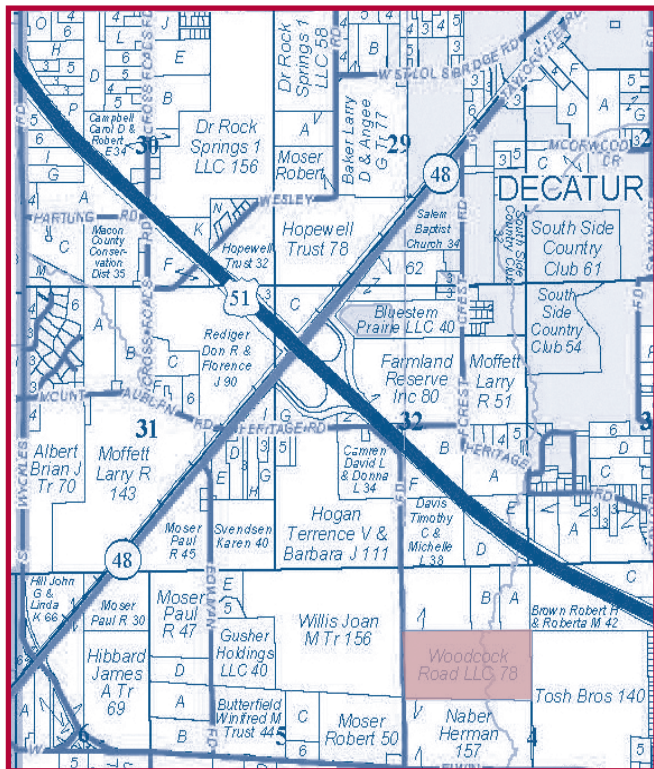


▼ Boundary Survey

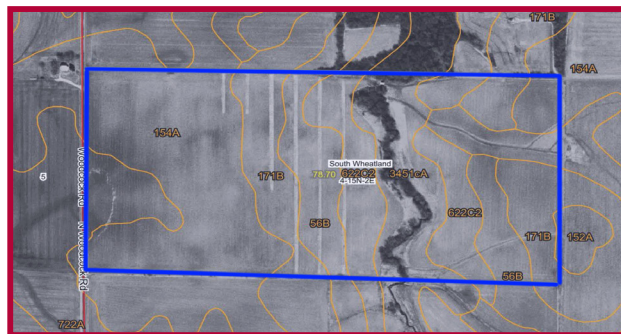
The landowners have hired Robert Cox Land Surveying to establish the boundaries on Tract #2 and Tract #3. Copies of the survey documents are available upon request. Please call Heartland Ag Group Ltd. at 217-876-7700 to get a copy.

Woodcock Road LLC Farms

Tract #1 - 80.00 Acres



Reprinted with permission of Rockford Map Inc.



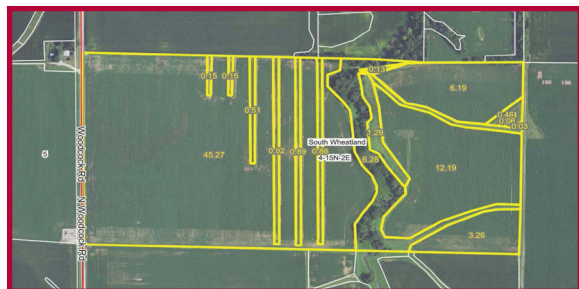
▼ Soil Productivity

Soil types and productivity ratings on the 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	25.36	37.9%	144.0	160.0
171	Catlin silt loam	11.70	17.5%	136.6	143.6
622	Wyanet silt loam	9.97	14.9%	111.6	117.5
56	Dana silt loam	9.58	14.3%	129.7	138.6
722	Drumer-Milford silty clay	4.22	6.3%	137.0	150.0
451	Lawson silt loam	3.54	5.3%	140.0	155.0
152	Drummer silty clay loam	2.54	3.8%	144.0	150.0
Weighted Averages			66.75	100%	135.2
Non-tillable			<u>13.25</u>		
Total			80.00		

Note: Brian Albert farms 66.75 acres of cropland. There are 2.60 acres in CRP.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Legal Description

Below is a brief legal description of the Woodcock Road LLC Farms - Tract #1:

Parcel ID # 17-16-04-100-004 (80.00 acres)

Part of the Northwest Quarter (NW 1/4) of Section Four (4), Township Fifteen (15) North, Range Two (2) East of the Third Principal Meridian, situated in South Wheatland Township, Macon County, Illinois.

▼ CRP Contract

This farm has 2.60 acres enrolled in the Conservation Reserve Program (CRP) that pays \$976 annually under the terms of three contracts. They expire between September 2025 and September 2031.

▼ FSA Data

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

Farm No.:	1989
Tract No.:	810
Total Acres	78.74
Tillable Acres	72.43
Corn Base Acres	36.20
PLC Corn Yield	187
Soybean Base Acres	34.20
PLC Soybean Yield	55

Note: The tillable acres shown include grass waterways and CRP acreage. The farmland is 66.75 acres. The Macon County FSA office has verified there are no highly erodible acreages identified on this property. The wetland determinations are incomplete.

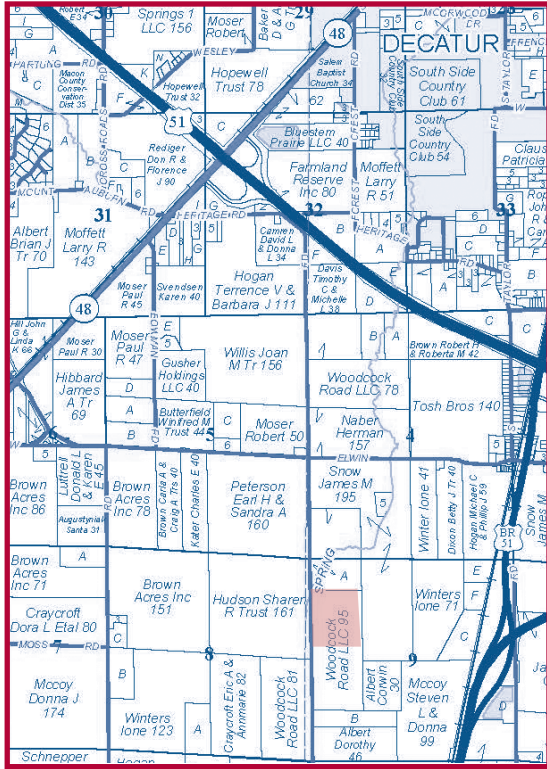
▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Woodcock Road LLC Farms - Tract #1.

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable in 2023	Rate Per Acre
17-16-04-100-004	80.00	\$44,635	\$3,109.86	\$38.87

Woodcock Road LLC Farms

Tract #2 - 44.11 Acres

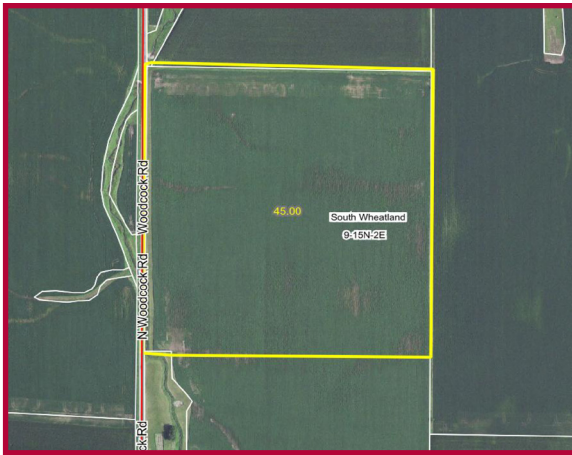


▼ Soil Productivity

Soil types and productivity ratings on the 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	22.91	52.8%	144.0	160.0
722	Drummer-Milford silty clay	20.52	47.2%	137.0	150.0
Weighted Averages		43.43	100%	140.7	155.3
Non-tillable		0.68			
Total		44.11			

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ FSA Data

The sale of this farmland is altering the FSA data at the Macon County Farm Service Agency (FSA) office in Decatur, Illinois. It was formerly know as Farm 1989. The PLC corn yield is 187 and PLC soybean yield is 55.

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

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Woodcock Road LLC Farms - Tract #2.

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable in 2023	Rate Per Acre
17-16-09-100-006	94.60	\$76,484	\$5,328.88	\$56.33

Note: On the original Woodcock Road LLC farm Tract #2 the sale of this tract to multiple buyers will result in a split of the information shown above.

▼ Legal Description

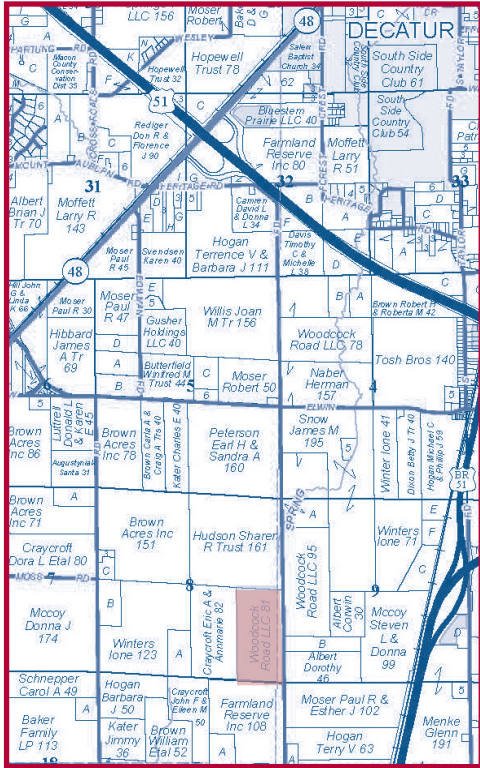
Below is a brief legal description of the Woodcock Road LLC Farms - Tract #2. (The boundary survey has a detailed legal description):

Parcel ID # 17-16-09-100-006 (a part of)

A part of the Northwest Quarter (NW 1/4) of Section 9, Township 15 North, Range 2 East of the Third Principal Meridian, situated in South Wheatland Township, Macon County, Illinois.

Woodcock Road LLC Farms

Tract #3 - 81.61 Acres



Reprinted with permission of Rockford Map Inc.

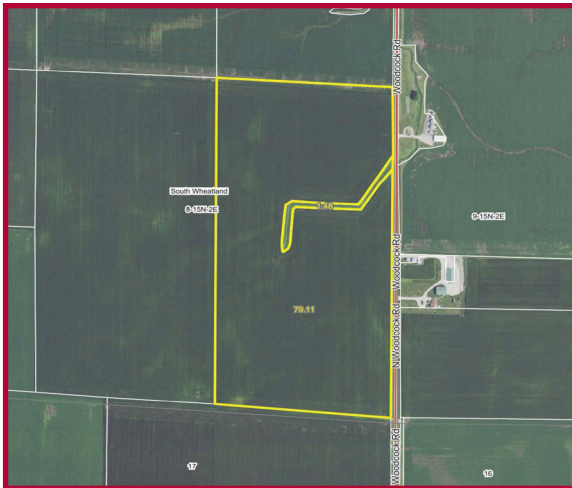


▼ Soil Productivity

Soil types and productivity ratings on the 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)
722	Drummer-Milford silty clay	40.44	51.1%	137.0	150.0
154	Flanagan silt loam	38.67	48.9%	144.0	160.0
Weighted Averages		79.11	100%	140.4	154.9
Non-tillable		2.50			
Total		81.61			

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ FSA Data

This farm is combined with Tract #2 and is Farm 1989 at the Macon County Farm Service Agency (FSA) office in Decatur, Illinois. Macon County shows that this tract has 79.11 tillable acres of cropland. The PLC corn yield is 187 and the PLC soybean yield is 55. All other data will have to be verified.

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

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Woodcock Road LLC Farms - Tract #3.

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable in 2023	Rate Per Acre
17-16-08-400-006	80.00	\$53,160	\$3,703.82	\$46.30

▼ Legal Description

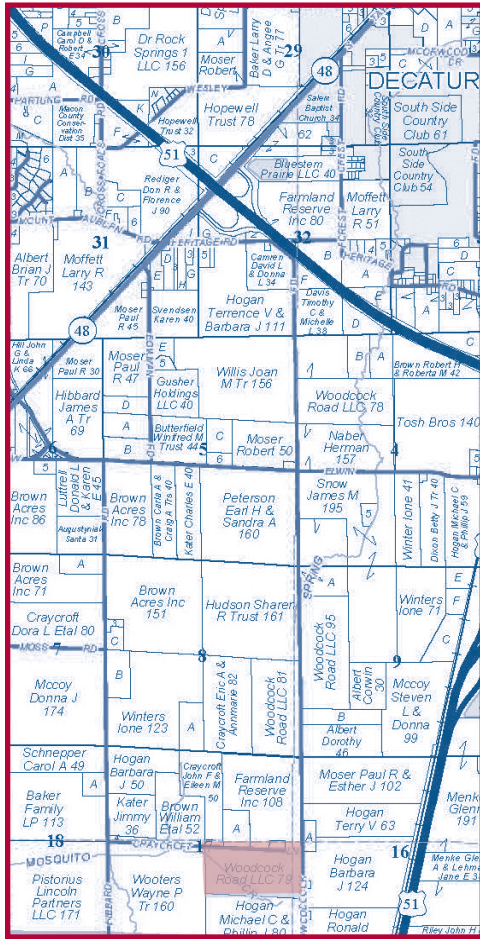
Below is a brief legal description of the Woodcock Road LLC Farms - Tract #3:

Parcel ID # 17-16-08-400-006 (81.61 acres)

Part of the Southeast Quarter (SE 1/4) of Section 8, Township 15 North, Range 2 East of the 3rd Principal Meridian, South Wheatland Township, Macon County, Illinois.

Woodcock Road LLC Farms

Tract #4 - 80.00 Acres



Reprinted with permission of Rockford Map Inc.

▼ Aerial Photograph



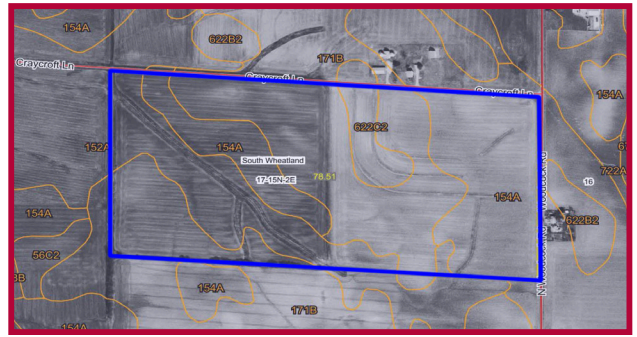
Aerial photograph was provided by AgriData, Inc.

▼ Legal Description

Below is a brief legal description of the Woodcock Road LLC Farms - Tract #4:

Parcel ID # 17-16-17-400-001 (80.00 acres)

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Fifteen (15) North, Range Two (2) East of the Third Principal Meridian, Situated in South Wheatland Township, Macon County, Illinois.



▼ Soil Productivity

Soil types and productivity ratings on the 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)
171	Catlin silt loam	32.71	45.0%	136.6	143.6
154	Flanagan silt loam	24.35	33.5%	144.0	160.0
152	Drummer silty clay loam	12.49	17.2%	144.0	150.0
622	Wyanet silt loam	3.15	4.3%	111.6	117.5
Weighted Averages		72.57	100%	139.3	149.0
Non-tillable		7.43			
Total		80.00			

Note: The 7.43 acres non-tillable consists of terraces and grass waterways that are not being farmed.

▼ FSA Data

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

Farm No.:	1989
Tract No.:	1047
Total Acres	77.61
Tillable Acres	77.61
Corn Base Acres	37.10
PLC Corn Yield	187
Soybean Base Acres	36.80
PLC Soybean Yield	55

Note: Brian Albert plants 72.57 acres of crop each year. The Macon County FSA office has verified there are no highly erodible acreages identified on this property. The wetland determinations are incomplete.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Woodcock Road LLC Farms - Tract #4.

Parcel ID #	Acres	2022 Assessed Value	2022 Taxes Payable in 2023	Rate Per Acre
17-16-17-400-001	80.00	\$51,878	\$3,614.50	\$45.18

▼ Farm Operator and Lease

The Woodcock Road LLC farms have been farmed by Brian Albert (*and his family before him*) for many years. The primary crops grown in the area are corn and soybeans. Brian Albert does an excellent job and would like to continue his farming operations for the new owners.

The sellers will keep the 2023 crop and turn over possession to the buyer immediately following the 2023 crop harvest on each tract.

▼ Title Insurance

The sellers will provide a title insurance policy in the amount of the purchase price to the buyer at closing. A preliminary title commitment is available on these tracts of farmland and will be furnished upon your 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 Woodcock Road LLC farms. Heartland Ag Group Ltd. will assist in the preparation of that contract. A 10% down payment is requested upon signing the contract. The balance will be due at a mutually agreed upon closing date.

Woodcock Road LLC is represented by Attorney Keith Casteel whose contact information is as follows:

Keith Casteel
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 Woodcock Road LLC farms for sale as follows:

Tract #1 - 80.00 acres @ \$13,750 per acre = \$1,100,000
Tract #2 - 44.11 acres @ \$18,500 per acre = \$816,035
Tract #3 - 81.61 acres @ \$18,500 per acre = \$1,509,785
Tract #4 - 80.00 acres @ \$15,750 per acre = \$1,260,000

Total Offering: 285.72 acres = \$4,685,820

Note: An interested buyer may make an offer on the individual tracts, any combination, or all four tracts shown above.

▼ 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*. -