



Heartland Ag
Group Ltd.

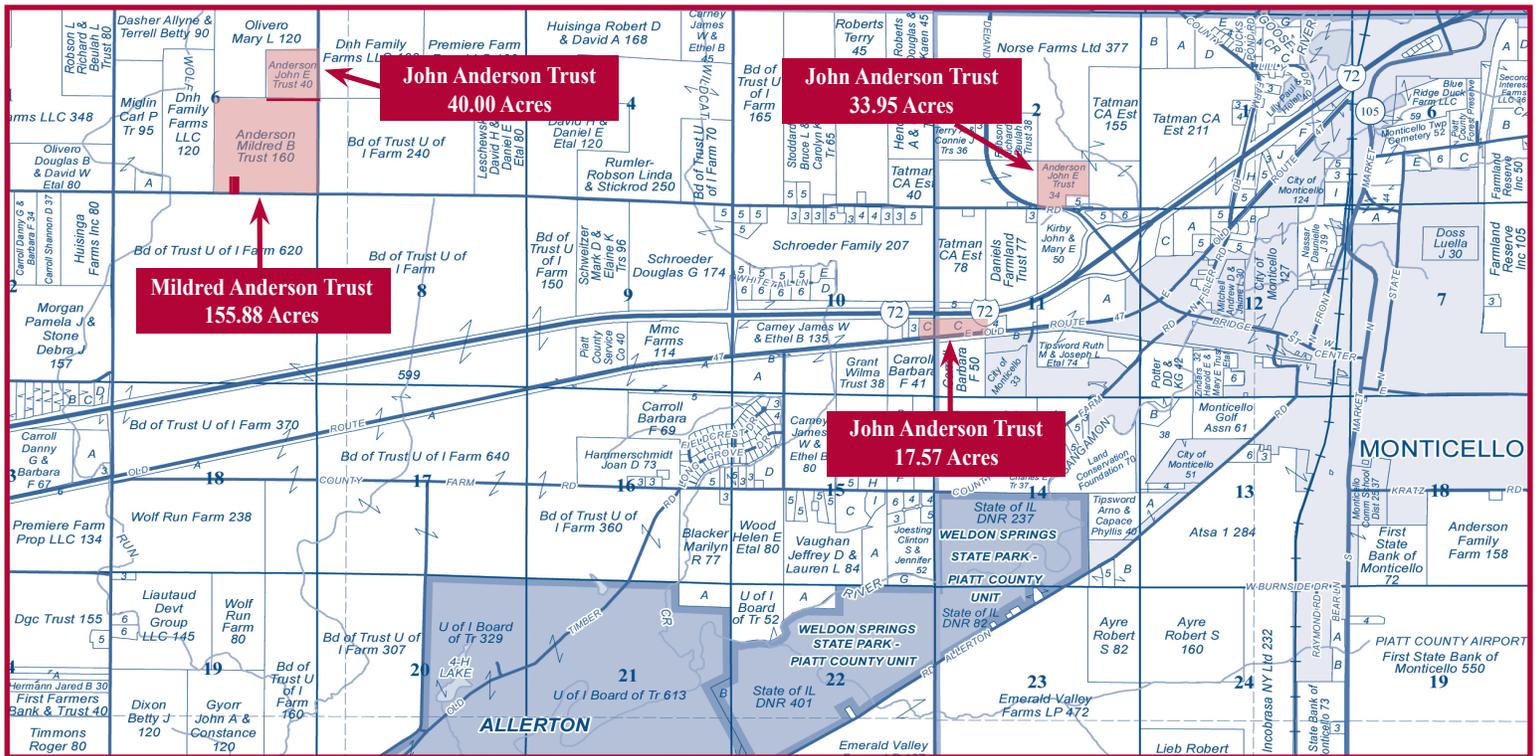
Farmland For Sale

Anderson Trust Farms

247.40 Acres - Prime Farmland

**Willow Branch & Monticello Townships
Piatt County, Illinois**

The Anderson Trust Farms are located west of Monticello, Illinois. The soils are primarily Sable, Ipava, Hartsburg, and Flanagan with productivity indexes ranging from 135.3 to 141.5. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Anderson Trust Farms are located west of Monticello, Illinois as shown above. All tracts of land have excellent access. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Descriptions

Below are brief legal descriptions of the Anderson Trust Farms:

Mildred Anderson Trust Farm (155.88 acres)

The SW 1/4 of Section 6, Township 18 North, Range 5 East of the 3rd PM, Willow Branch Township, Piatt County, IL (less 4.12 acre building site).

John Anderson Trust Farm (40.00 acres)

The SE 1/4 of the NE 1/4 of Section 6, Township 18 North, Range 5 East of the 3rd PM, Willow Branch Township, Piatt County, IL.

John Anderson Trust Farm (33.95 acres)

33.95 acres of the SE 1/4 of Section 2, Township 18 North, Range 5 East of the 3rd PM, Monticello Township, Piatt County, IL.

John Anderson Trust Farm (17.57 acres)

Approximately 9.79 acres in Monticello Township, and 7.78 acres in Willow Branch Township, Township 18 North, Range 5 East of the 3rd PM, Piatt County, IL.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Anderson Trust Farms:

Mildred Anderson Trust Farm

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
08-06-18-005-010-00	34.00	\$22,244	\$1,559.96	\$45.88
08-06-18-005-010-01	121.88	\$76,544	\$5,367.95	\$44.04
	155.88	\$98,788	\$6,927.91	\$44.44

Note -The estimate above shows the assessed valuation and taxes with the 4.12 acre building site surveyed out.

John Anderson Trust Farm

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
08-06-18-005-006-00	40.00	\$18,160	\$1,273.54	\$31.84

John Anderson Trust Farm

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
05-02-18-005-011-00	33.95	\$19,222	\$1,167.06	\$34.38

John Anderson Trust Farm

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
05-11-18-005-006-02	9.79	\$5,383	\$326.84	\$33.39
08-10-18-005-005-02	7.78	\$4,798	\$332.22	\$42.70
	17.57	\$10,181	\$659.06	\$37.51

Mildred Anderston Trust

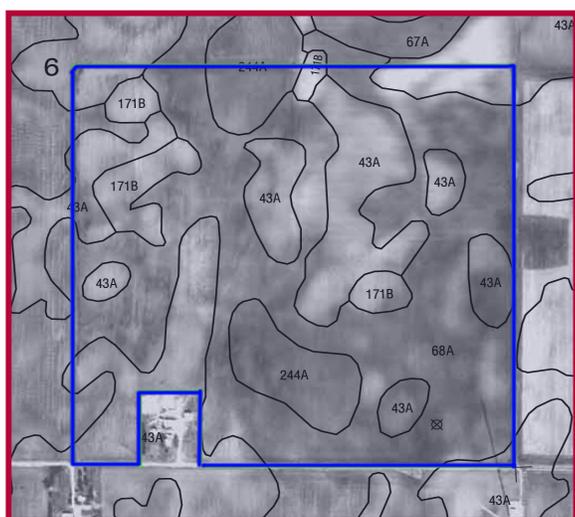
155.88 Acres

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Soil Map



▼ 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)
68	Sable silty clay loam	81.75	52.4%	143.0	155.0
43	Ipava silt loam	51.72	33.2%	142.0	160.0
244	Hartsburg silty clay loam	13.26	8.5%	134.0	140.0
171	Catlin silt loam	9.15	5.9%	136.6	143.6
Weighted Averages		155.88	100%	141.5	154.7
Non-tillable		0.00			
Total		155.88			

John Anderson Trust

40.00 Acres

▼ Aerial Photograph



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▼ Soil Map



▼ 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)
244	Hartsburg silty clay loam	18.92	47.3%	134.0	140.0
67	Harpster silty clay loam	12.90	32.3%	133.0	135.0
43	Ipava silt loam	5.04	12.6%	142.0	160.0
68	Sable silty clay loam	2.81	7.0%	143.0	155.0
171	Catlin silt loam	0.33	0.8%	136.6	143.6
Weighted Averages		40.00	100%	135.3	142.0
Non-tillable		0.00			
Total		40.00			

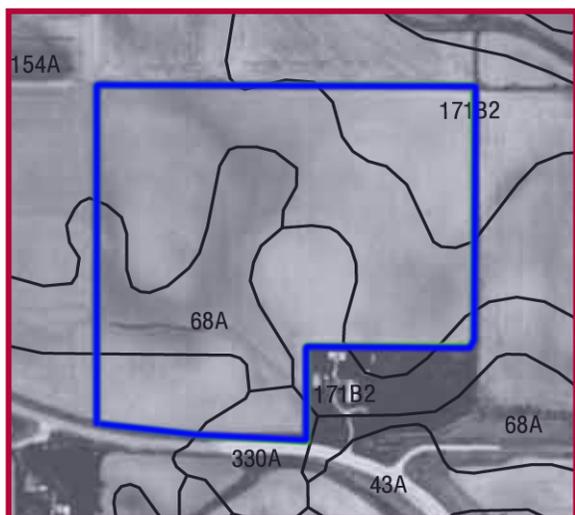
John Anderson Trust 33.95 Acres

▼ Aerial Photograph



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▼ Soil Map



▼ 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	14.63	43.1%	144.0	160.0
171	Catlin silt loam	7.92	23.3%	131.1	139.2
68	Sable silty clay loam	7.37	21.7%	143.0	155.0
43	Ipava silt loam	3.02	8.9%	142.0	160.0
330	Peotone silty clay loam	1.01	3.0%	123.0	120.0
Weighted Averages		33.95	100%	140.0	152.9
Non-tillable		0.00			
Total		33.95			

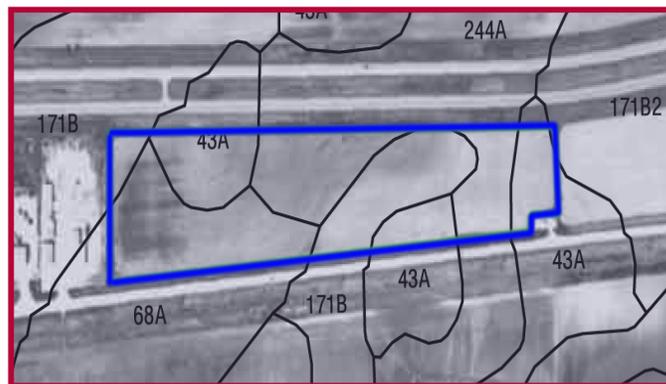
John Anderson Trust 17.57 Acres

▼ Aerial Photograph



Aerial photograph was provided by AgriData. Inc.

▼ Soil Map



▼ 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)
68	Sable silty clay loam	4.96	28.2%	143.0	155.0
244	Hartsburg silty clay loam	4.68	26.6%	134.0	140.0
43	Ipava silt loam	4.32	24.6%	142.0	160.0
171	Catlin silt loam	3.61	20.5%	136.6	143.6
Weighted Averages		17.57	100%	139.0	149.9
Non-tillable		0.00			
Total		17.57			

▼ FSA Data

The following information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois:

Mildred Anderson Trust Farm

Farm No.	4017
Tract No.	2149 & 4767
Farmland Acres	160.60
Cropland Acres	157.02
Corn Base Acres	136.90
PLC Corn Yield	172
Soybean Base Acres	15.90
PLC Soybean Yield	55

John Anderson Trust Farms

Farm No.	3591
Tract No.	447, 742, 1013
Farmland Acres	92.79
Cropland Acres	92.67
Corn Base Acres	80.90
PLC Corn Yield	199
Soybean Base Acres	11.70
PLC Soybean Yield	54

▼ Farm Operator and Lease

The Anderson Trust Farms are being operated under the terms of a cash rent lease for year 2021 by Darrel Hicks. The primary crops grown in the area are corn and soybeans. Darrel does an excellent job and would like to continue his farming operation for the new owners.

▼ Building Site Survey

Mat Cox with Survey Solutions LLC completed a survey of 4.12 acres that includes the house and farm buildings that will be sold separately. A copy of the survey is available upon request.

▼ Title Insurance

A preliminary title insurance policy from Kaiser Abstract in Monticello is available for inspection and will be furnished upon request. Please give us a call.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Anderson Trust 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.

The Anderson Trust Farms will be represented by attorney Luke Feeney whose contact information is as follows:

Luke Feeney
Miller Tracy Braun Funk & Miller Ltd.
316 S. Charter St., PO Box 80
Monticello, IL 61856-0080

▼ 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 assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Anderson Trust Farms for sale as follows:

155.88 acres @ \$17,000 per acre = \$2,649,960
40.00 acres @ \$17,000 per acre = \$680,000
33.95 acres @ \$17,000 per acre = \$577,150
17.57 acres @ \$17,000 per acre = \$298,690
247.40 Acres in Total = \$4,205,800

▼ 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*. -