



Heartland Ag  
Group Ltd.

# Farmland For Sale



## Beau Rennix Farm

**64.39 Acres - Prime Farmland**  
**Oakley Township, Macon County**

The Beau Rennix Farm is located one-half mile west of Oakley - - on the direct east side of Decatur, Illinois. Access is provided by a township road which forms the northern boundary of the farm. The soils include Drummer-Milford and Flanagan with a productivity index of 139.9. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Beau Rennix farmland. The surveyed acres are slightly less than the acres shown (*below*) at the Macon County Supervisor of Assessments office.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2023 Taxes Payable in 2024</u>	<u>Rate Per Acre</u>
14-13-02-300-012	33.60	\$23,951	\$1,890.82	\$56.27
14-13-03-400-012	31.75	\$22,301	\$1,767.80	\$55.68
	65.35	\$46,252	\$3,658.62	\$55.99

## ▼ FSA Data

The Macon County Farm Service Agency (FSA) office in Decatur, Illinois notes this farm was a part of a larger unit of land in Oakley Township. It is a part of Farm #5966. The farm building site and a small amount of tillable cropland need to be split from the FSA records. Call us for additional information.

## ▼ Aerial Photograph



Aerial photograph was provided by the Macon County FSA.

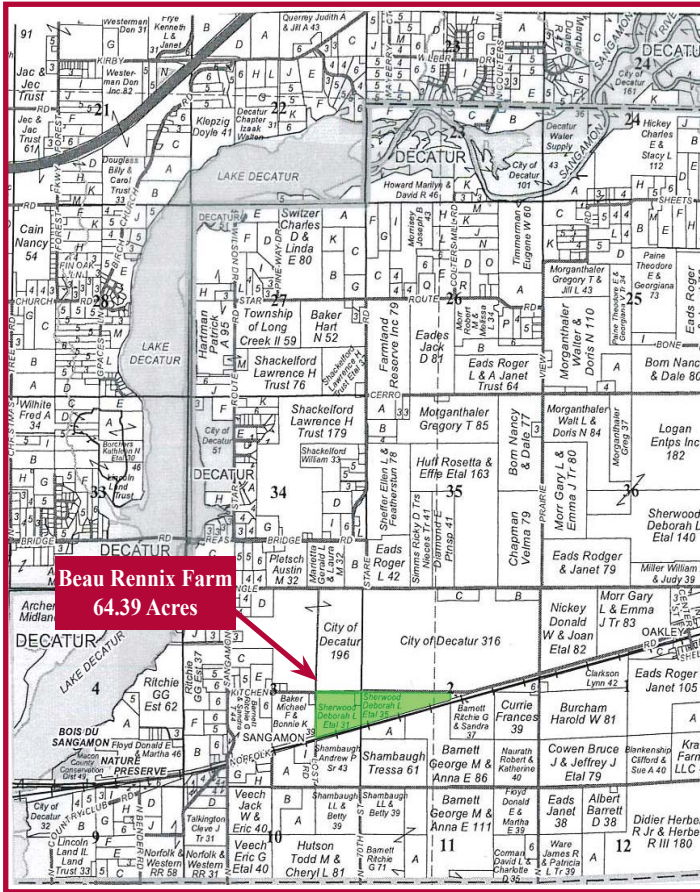
## ▼ Location

The Beau Rennix Farm is located one-half mile west of Oakley - - on the direct east side of Decatur, Illinois. Access is provided by a township road which forms the northern boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

33.60 acres in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Two (2) lying north of the Norfolk & Western Railroad, Township Sixteen North (T16N), Range Three East (R3E) of the Third Principal Meridian, Oakley Township, Macon County, Illinois.

30.79 acres in the Northeast Quarter (NE 1/4) of Section Three (3) lying north of the Norfolk & Western Railroad, Township Sixteen North (T16N), Range Three East (R3E) of the Third Principal Meridian, Oakley Township, Macon County, Illinois.



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## ▼ Boundary Survey

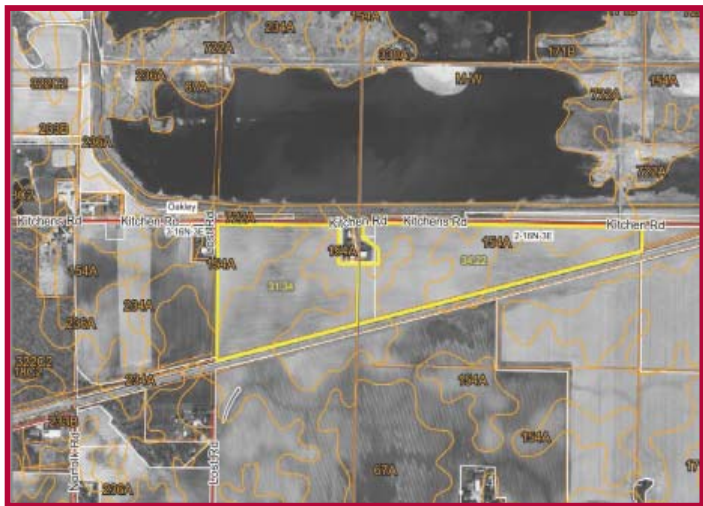
Survey Solutions, LLC has completed a plat of survey identifying the boundaries of the 64.39 acre tract being offered for sale. That survey document breaks out the building site near the center of the farm. A copy of this survey document is available upon request.



## ▼ Farm Operator and Lease

The Beau Rennix Farm is being operated by Steve Bell under the terms of a cash rent lease. The lease for year 2025 is open. Steve Bell does an excellent job and would be interested in continuing his farming operation for a purchaser.

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Beau Rennix Farm (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>
722	Drummer-Milford silty clay loam	33.14	51.8%	136.0
154	Flanagan silt loam	30.86	48.2%	144.0
<b>Weighted Averages</b>		<b>64.00</b>	<b>100%</b>	<b>139.9</b>
Non-tillable		0.39		
<b>Total</b>		<b>64.39</b>		

## ▼ 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 Beau Rennix 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 Beau Rennix Farm for sale as follows:

**64.39 acres @ \$16,950 per acre = \$1,091,410 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**

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](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://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

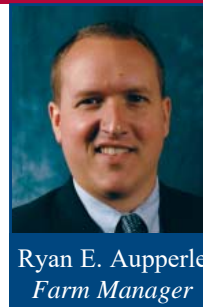
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

### ▼ 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**. -