



Heartland Ag
Group Ltd.

Farmland For Sale



Bell Family Farm

141.60 Acres - Prime Farmland
Oakley Township, Macon County

The Bell Family Farm is located one-half mile directly north of Oakley, Illinois. Access is provided by the Oakley Blacktop which forms the east boundary of the farm. The soils include Drummer-Milford, Flanagan and Catlin with a productivity index of 137.5. 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 Bell Family farmland.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2023 Taxes Payable in 2024</u>	<u>Rate Per Acre</u>
14-08-36-400-013	72.16	\$46,469	\$3,826.52	\$53.03
14-08-36-400-012	69.44	\$49,135	\$4,036.98	\$58.14
	141.60	\$95,604	\$7,863.50	\$55.53

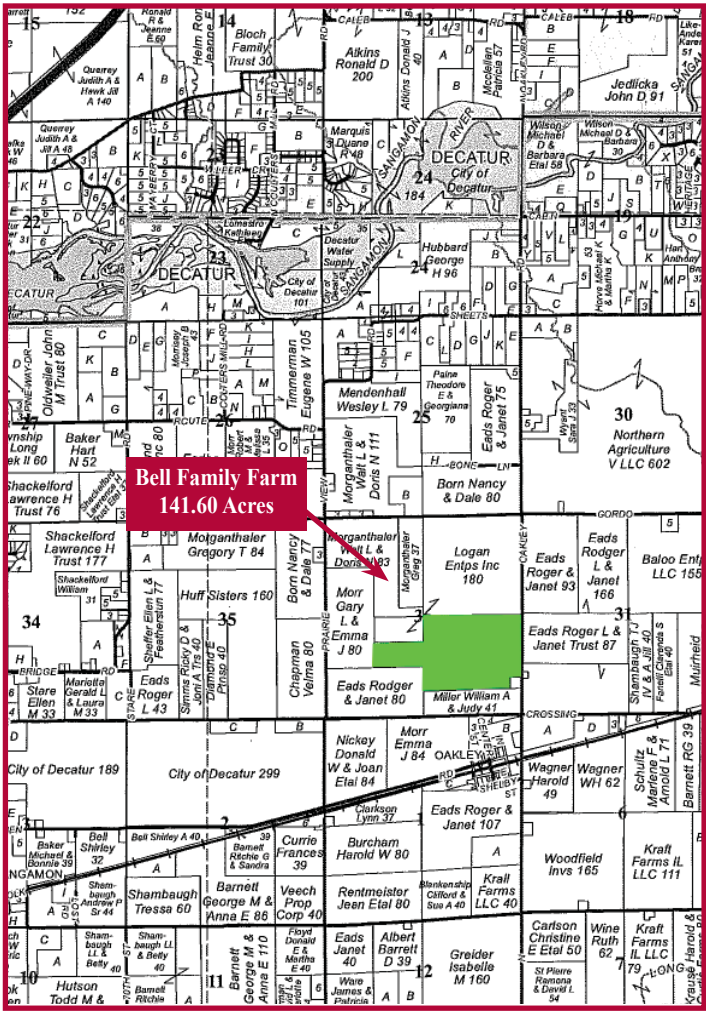
▼ FSA Data

The Macon County Farm Service Agency (FSA) in Decatur, Illinois notes that this farmland contains two farming units. Combined they are 138.47 acres of tillable cropland.

▼ Aerial Photograph



Aerial photograph was provided by the Macon County FSA.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Bell Family Farm is located one-half mile directly north of Oakley, Illinois. Access to the farm is provided by the Oakley Blacktop which forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

This overall farming unit is owned by two family members. The current plat of survey shows a total of 141.60 acres situated in the South Half (S 1/2) of Section Thirty-six (36), Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Oakley Township, Macon County, Illinois.

▼ Tile Drainage

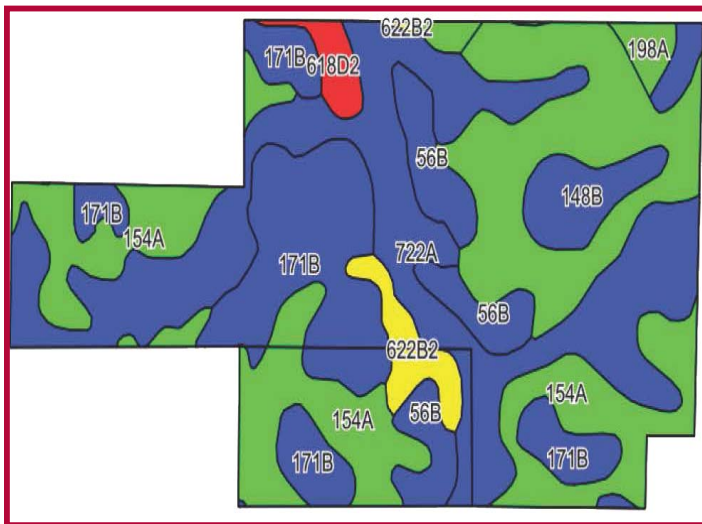
The Bell Family has done significant tile drainage updates to the low lying wet spots on the farm. Over 6,000 ft. of 4 in. tile has been installed in the west 20 acres. The front part of the farm had 8,578 ft. of 6 in. and 15,229 ft. of 4 in. pattern tile installed. A 24 in. main drainage district tile is also running through the property. Overall drainage is significantly improved.

▼ Farm Operator and Lease

The Bell Family 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 continue his farming operation for the purchaser.

Yield History - Since 2017 this farm has a 234.3 bushel per acre average corn yield and a 70.0 bushel per acre average soybean yield. The most current soil tests indicate a uniform high state of fertility.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Bell Family 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)
154	Flanagan silt loam	51.08	36.9%	144.0
722	Drummer-Milford silty clay loams	40.98	29.6%	136.0
171	Catlin silt loam	24.42	17.6%	137.0
56	Dana silt loam	9.24	6.7%	130.0
148	Proctor silt loam	4.67	3.4%	132.0
622	Wyanet silt loam	3.63	2.6%	114.0
618	Senachwine silt loam	2.08	1.5%	93.0
198	Elburn silt loam	1.57	1.1%	143.0
679	Blackberry silt loam	0.80	0.6%	141.0
Weighted Averages		138.47	100%	137.5
Non-tillable		3.13		
Total		141.60		

▼ 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 Bell Family 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 Bell Family Farm for sale as follows:

141.60 acres @ \$18,000 per acre = \$2,548,800 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

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*. -