



**Heartland Ag
Group Ltd.**

Farmland For Sale



This photograph shows the road frontage and east portion of the farm along East Street at the north edge of Oreana, Illinois.

Betty Jo Browning Estate Farm

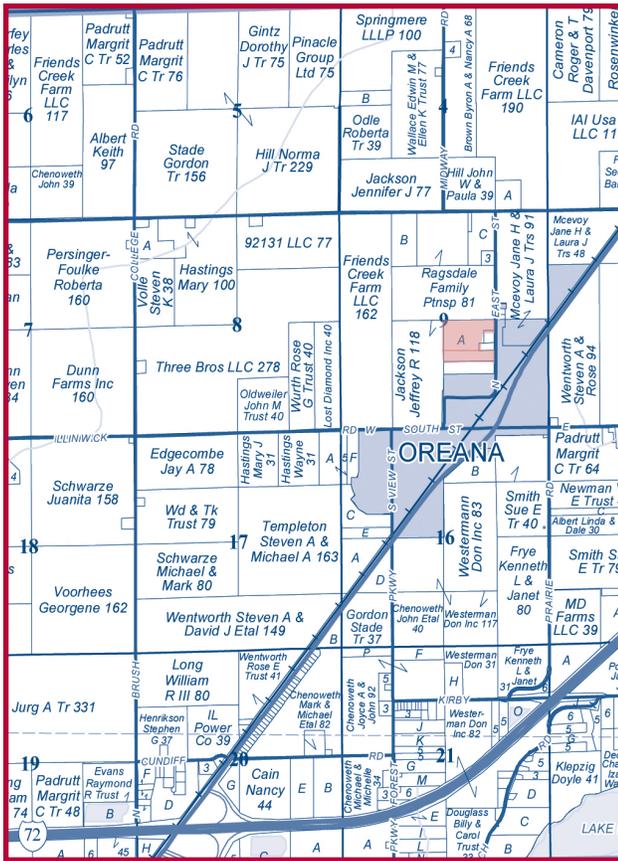
27.20 Acres - Excellent Farmland

Development Potential for Homes

Whitmore Township

Macon County, Illinois

The Betty Jo Browning Estate farm is located at the north edge of Oreana, Illinois. The land is accessible from East Street in Oreana - - excellent home site development potential. The soils are primarily Hartsburg and Ipava with an overall productivity index of 137.4. This tract is 87% tillable. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▲ Location

The Betty Jo Browning farm is located at the north end of Oreana, Illinois - - a wonderful, small Macon County community. Access is provided by East Street - - a village street which forms the east boundary of this farm. This property has a perfect community/rural location. **Our Heartland Ag Group Ltd. signs mark the property.**



This photograph shows the north end of the property and the approximate 3 acres of trees.



This photograph shows the south property line facing the west tree line of the property.

▼ Aerial Photograph



This aerial photograph was provided by the Macon County FSA office.

▲ Legal Description

Here is a brief legal description of the Betty Jo Browning Estate farm. A detailed legal description from a title insurance commitment will be available upon request.

27.20 acres lying in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Nine (9), Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Whitmore Township, Macon County, Illinois (located on the west side of First Street Extended).

▲ Farm Operator and Lease

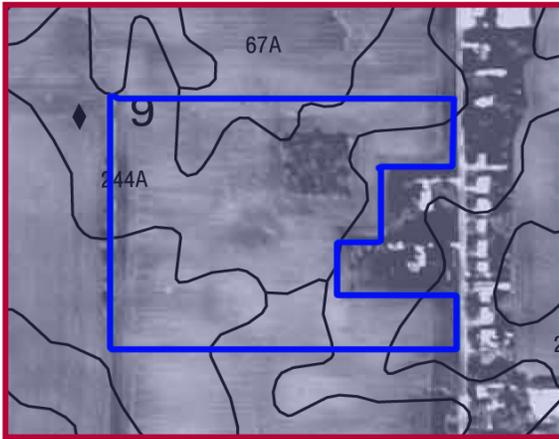
This farm is operated by John Hill of Oreana, Illinois on a flexible cash rent lease for 2021. John does an excellent job of farming this property and would like to continue his operation.

▲ Soil Productivity

Soil types and productivity ratings on the Betty Jo Browning Estate farm (as published by the University of Illinois, Department of Agronomy in circular 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
244	Hartsburg silty clay loam	12.68	53.5%	134.0	140.0
43	Ipava silt loam	4.31	18.2%	142.0	160.0
154	Flanagan silt loam	3.70	15.6%	144.0	160.0
67	Harpster silty clay loam	1.78	7.5%	133.0	135.0
68	Sable silty clay loam	1.23	5.2%	143.0	155.0
Weighted Averages		23.70	100%	137.4	147.2
Non-tillable		<u>3.50</u>			
Total		27.20			

▲ Soil Map



▲ 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 Betty Jo Browning Estate 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.

▲ FSA Data

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

Farm No.	2094
Tract No.	1817
Farmland Acres	28.48
Cropland Acres	23.70
Corn Base Acres	11.90
PLC Corn Yield	184
Soybean Base Acres	11.80
PLC Soybean Yield	46

Note - The Macon County FSA office has verified there are no wetlands or highly erodible acreage identified in this property.

▲ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Betty Jo Browning Estate farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
18-08-09-401-007	27.20	\$13,840	\$1,070.62	\$39.36

▲ City Services

The Village of Oreana has installed a sanitary sewer along the east side of this property (*next to the street*). City water is accessible across the road. Electricity is also available.

▲ 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.

▲ Listing Price

Heartland Ag Group Ltd. is offering the Betty Jo Browning Estate farm for sale as follows:

27.20 acres @ \$11,250 per acre - \$306,000 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:

Dale E. Aupperle, AFM, ARA
President - Heartland Ag Group Ltd.

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Forsyth, IL 62535

Office: (217) 876-7700

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Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535

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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*. -