



Heartland Ag
Group Ltd.

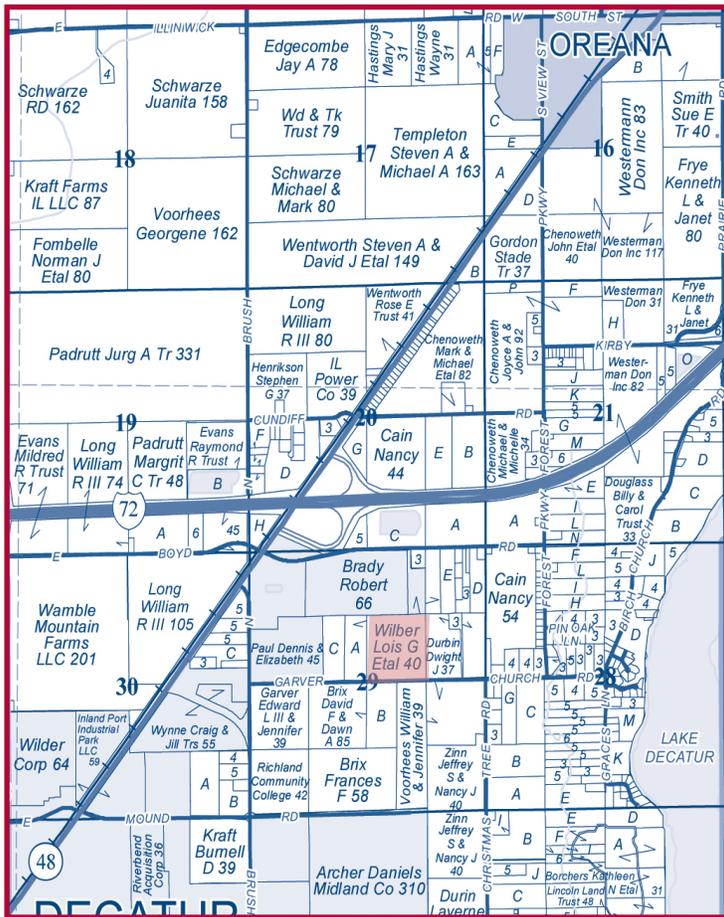
Farmland For Sale

Betty Ruff Estate Farm

40.00 Acres
Near Decatur, IL
Northeast Industrial Corridor

Whitmore Township
Macon County, Illinois

The Betty Ruff Estate Farm is located 1 mile northeast of Decatur, Illinois. The soils are primarily Flanagan, Catlin, and Drummer with a productivity index of 141.7. Details on 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 Ruff Estate Farm is located near the industrial corridor on the northeast side of Decatur, Illinois - - just north of ADM and Richland Community College. Access to the property is provided by Garver Church Road which forms the south boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Betty Ruff Estate Farm:

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-nine (29), Township Seventeen North (T17N), Range Three East (R3E), Whitmore Township, Macon County, Illinois (containing 40.00 acres more or less).

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ FSA Data

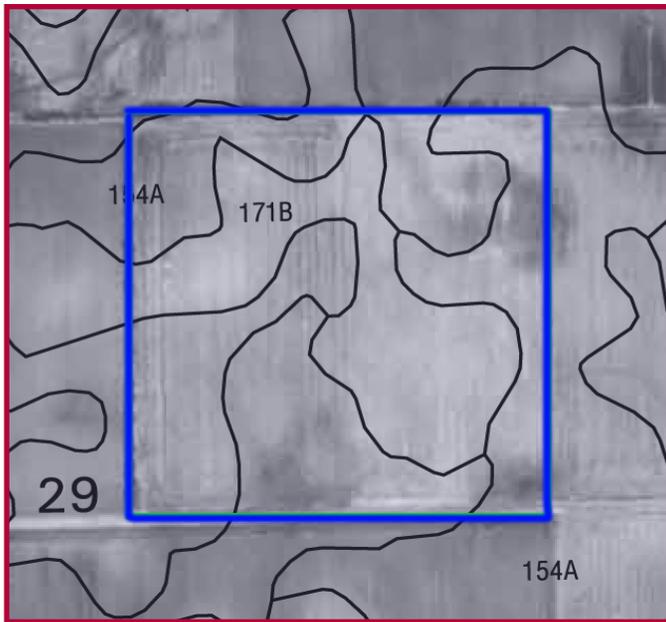
The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois:

Farm No:	861
Tract No.	2316
Total Acres	40.94
Tillable Acres	39.61
Corn Base Acres	20.00
PLC Yield	152
Soybean Base Acres	19.60
PLC Yield	47

▼ Farm Operator and Lease

The Betty Ruff Estate Farm has been operated under the terms of a flexible cash rent lease by Kenny Ruff of Lovington, Illinois. The lease is open for the 2022 crop year. Primary crops grown in the area are corn and soybeans. Kenny does an excellent job and would like to continue his farming operation for the new owners.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Betty Ruff Estate 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	17.32	43.7%	144.0	160.0
171	Catlin silt loam	12.43	31.4%	136.6	143.6
152	Drummer silty clay loam	9.86	24.9%	144.0	150.0
Weighted Averages		39.61	100%	141.7	152.3
Non-tillable		0.39			
Total		40.00			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Betty Ruff Estate Farm:

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
18-08-29-200-010	40.00	\$25,879	\$2,008.64	\$50.22

▼ 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 Ruff 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.

The Betty Ruff Estate Farm is represented by attorney Douglas Smothers whose contact information is as follows:

Douglas Smothers
Handegan Law Office
101 W. Jefferson St., Suite C
Sullivan, IL 61951

▼ 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.

▼ Agency

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

▼ Listing Price

Heartland Ag Group Ltd. is offering the Betty Ruff Estate Farm for sale as follows:

40.00 acres @ \$18,500 per acre = \$740,000 in total

▼ 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*. -