



Heartland Ag  
Group Ltd.

# Farmland For Sale

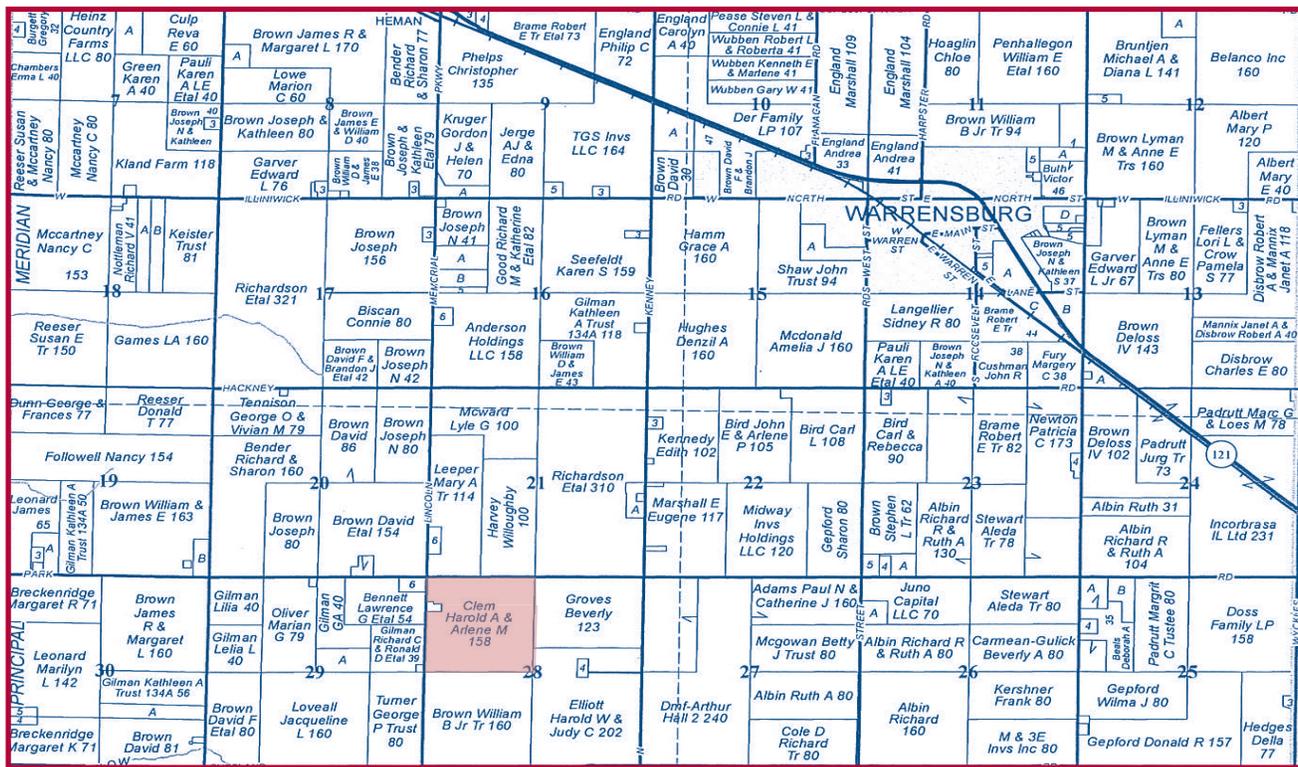


## Clem Family Farm

**161.38 Acres**  
**Top Quality Farmland**

**Illini Township**  
**Macon County, Illinois**

The Clem Family farmland is located 2 miles south and 2 miles west of Warrensburg. The soils include Catlin, Flanagan, and Drummer with a productivity index of 139.7. 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 Clem Family farmland is located 2 miles south and 2 miles west of Warrensburg. Public access to the property is provided by township roads which form the north and west boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

### ▼ Legal Description

Here is a brief legal description for the Clem Family farmland. A title policy is available upon request.

**Parcel ID #08-06-28-100-006**  
**Parcel ID #08-06-28-100-005**

Part of the Northwest Quarter (NW 1/4), of Section Twenty-eight (28), Township Seventeen (17) North, Range One (1) East of the 3rd PM, Illini Twp., Macon County, IL.

### ▼ Survey

This property has been surveyed by Cox Surveying of Findlay, Illinois. The final plat shows 161.38 acres within the boundaries of this property. The survey is available upon request.

### ▼ Farm Operator and Lease

The Clem Family farm is being operated in 2016 under the terms of a crop share lease by Brian Gilman of Warrensburg, IL. Corn and soybeans are the primary crops grown in the area. A neighbor purchases the grass from the non-cropland acreage to use as hay. Brian does an excellent job of farming and would like to continue his farming operation. Possession to a buyer will be granted at closing subject to the above described lease. The landlord's share of the 2016 crop is negotiable.

### ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Clem Family farmland:

<i>Parcel ID #</i>	<i>Acres</i>	<i>2015 Assessed Value</i>	<i>2015 Taxes Payable in 2016</i>	<i>Rate Per Acre</i>
08-06-28-100-005	80.00	\$37,356	\$3,132.48	\$39.16
08-06-28-100-006	77.83	\$27,889	\$2,338.62	\$30.05
	<b>157.83</b>	<b>\$65,245</b>	<b>\$5,471.10</b>	<b>\$34.66</b>

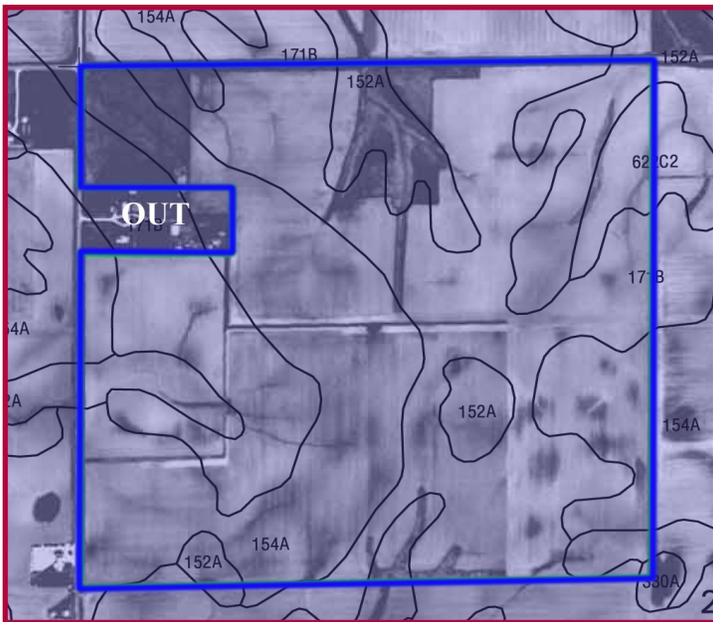
## ▼ FSA Data

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

Farm No.	636
Tillable Acres	146.81
Corn Base Acres	72.7
PLC Corn Yield	156
Soybean Base Acres	72.7
PLC Soybean Yield	46

*Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.*

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Clem Family farmland (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)
171	Catlin silt loam	71.65	47.4%	136.6	143.6
154	Flanagan silt loam	51.19	33.9%	144.0	160.0
152	Drummer silty clay loam	23.18	15.3%	144.0	150.0
622	Wyanet silt loam	3.80	2.5%	111.6	117.5
56	Dana silt loam	1.24	0.8%	121.8	131.6
330	Peotone silty clay loam	0.06	0.1%	123.0	120.0
<b>Weighted Averages</b>		<b>151.12</b>	<b>100%</b>	<b>139.0</b>	<b>151.2</b>
Non-tillable		10.26			
<b>Total</b>		<b>161.38</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.

## ▼ Grain Drying Bin

This farmland is improved with one 30 foot diameter grain drying bin in good condition. It is adjacent to the building site which is excepted from this property.



## ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Clem Family farmland. 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 attorney for the Clem Family farm is as follows:

Darrel F. Parish  
Parish & Castleman  
132 S. Water St., Ste. 429  
Decatur, IL 62523  
Phone: (217) 429-4283

## ▼ 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 Clem Family farmland for sale as follows:

**161.38 acres @ \$9,750 per acre = \$1,573,455 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.  
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, Suite 100  
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*. -