



Heartland Ag  
Group Ltd.

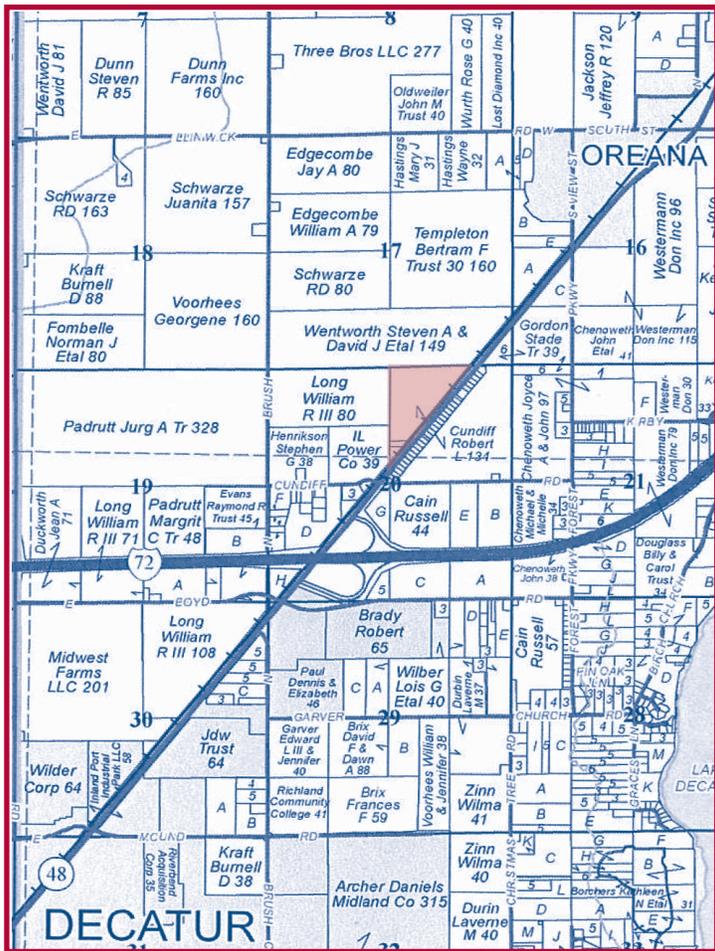
# Farmland For Sale

## Cundiff Family Farm

**41.74 Acres**  
**Farmland/Development Land**

**Whitmore Township**  
**Macon County, Illinois**

The Cundiff Family farm is located on the north side of State Route 48 (*between Decatur and Oreana*). This tract has railspur and highway frontage and is close to the Interstate 72 exchange. The soils are primarily Drummer, Flanagan, and Catlin with a productivity index of 142.3. 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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## ▼ Legal Description

Here is a brief legal description of the Cundiff Family farmland.

**Parcel ID #18-08-20-201-004 (41.74 acres)**

That part of the Northwest 1/4, of Section 20, Township 17 North, Range 3 East of the Third Principal Meridian, Macon County, Illinois, lying North and West of the right of way of the former Illinois Central Railroad referenced as the 41.735 Acre Tract on survey dated September 16, 2016 prepared by Robert L. Cox, Illinois Professional Land Surveyor No. 2442. Situated in Macon County, Illinois.

## ▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois and part of a larger overall tract:

Farm No.	7665
Tract Acres	7834
Total Acres	42.55
Tillable Acres	42.55
Corn Base Acres	23.38
PLC Corn Yield	154
Soybean Base Acres	18.66
PLC Soybean Yield	43

*Note - The Macon County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.*

## ▼ Tax Information

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

<u>Parcel ID#</u>	<u>Acres</u>	<u>2016 Assessed Value</u>	<u>2016 Taxes Payable in 2017</u>	<u>Rate Per Acre</u>
18-08-20-201-003	133.61	\$103,148	\$8,415.80	\$62.90

*Note - The Macon County Treasurer will be splitting off the 41.74 acres as separate tract in year 2018. That divide has not been made.*

## ▼ Location

The Cundiff Family farm is located on the north side of State Route 48 (between Decatur and Oreana). This tract has railspur and highway frontage and is close to the Interstate 72 exchange. **Our Heartland Ag Group Ltd.** signs mark the property.

## ▼ Farm Operator and Lease

The Cundiff Family farm is being operated under the terms of a crop share lease for year 2017 by Mike Chenoweth. The primary crops grown in the area are corn and soybeans. Mike does an excellent job and would like to continue his farming operation for the new owners. The lease for the property for the year 2018 is open.

## ▼ Survey

This property was surveyed by Robert L. Cox professional land surveyor on September 16, 2016. A survey document will be provided upon request.

## ▼ Rail Spur

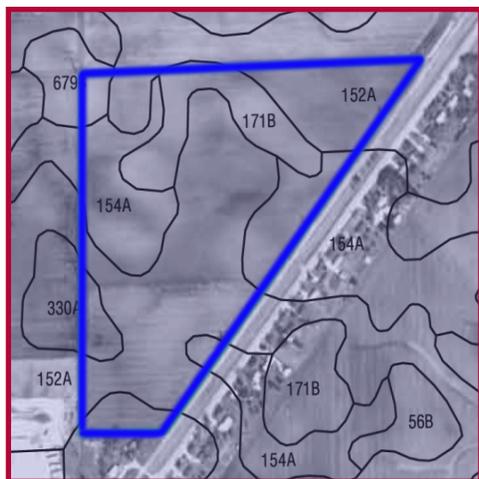
The Top Flight rail line is a spur going to Cisco and forms the southeast boundary of this farmland (parallel to State Route 48). Access to the rail and State Route 48 is excellent.

## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Cundiff 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)
152	Drummer silty clay loam	23.14	55.4%	144.0	165.0
154	Flanagan silt loam	10.93	26.2%	144.0	160.0
171	Catlin silt loam	5.48	13.1%	136.6	143.6
330	Peotone silt loam	1.33	3.2%	123.0	120.0
679	Blackberry silt loam	0.86	2.1%	140.6	143.6
<b>Weighted Averages</b>		<b>41.74</b>	<b>100%</b>	<b>142.3</b>	<b>150.7</b>
Non-tillable		0.00			
<b>Total</b>		<b>41.74</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 Cundiff 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.

## ▼ 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.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Cundiff Family farmland for sale as follows:

**41.74 acres @ \$12,250 per acre = \$511,315 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, Suite 100  
 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*



Heartland Ag Group, Ltd.  
1401 Koester Drive  
Forsyth, IL 62535  
Office: 217-876-7700  
Fax: 217-876-7724  
E-mail: [corp@heartlandaggroup.com](mailto:corp@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -