



Heartland Ag
Group Ltd.

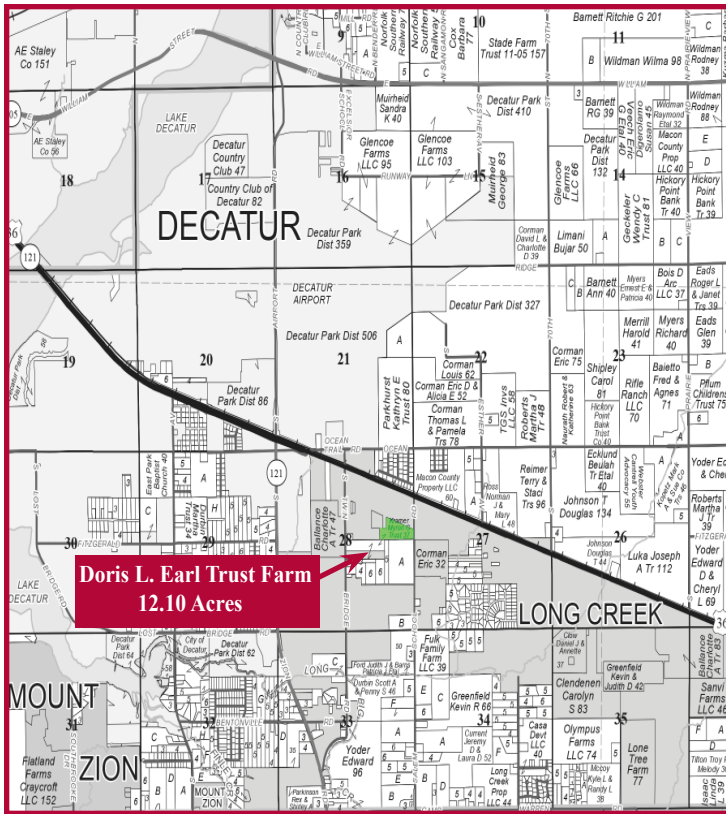
Farmland For Sale

Doris L. Earl Trust Farm

12.10 Acres
East of Decatur, Illinois

Long Creek Township
Macon County, Illinois

The Doris L. Earl Trust Farm is located east of Decatur, Illinois in Long Creek. The soils are primarily Flanagan and Drummer with a productivity index of 137.9. 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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▼ Aerial Photograph



▼ FSA Data

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

Farm No:	7183
Tract No.	8333
Total Acres	12.12
Tillable Acres	11.80
Corn Base Acres	8.25
PLC Yield	146
Soybean Base Acres	1.78
PLC Yield	43

▼ Location

The Doris L. Earl Trust Farm is located east of Decatur, Illinois in Long Creek at the intersection of Salem School Road and Monarch Road south of U.S. Hwy. 36. Monarch Road forms the north boundary and Salem School Road forms the east boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Doris L. Earl Trust Farm:

S 28 R 163E E-1/2 NE-1/4 LYING S OF CEN LI OF MONARCH RD (EX BEG SW COR E 141.5), LONG CREEK TOWNSHIP, MACON COUNTY, IL (containing 12.10 acres more or less).

▼ Farm Operator and Lease

The Doris L. Earl Trust Farm has been operated under the terms of a crop share lease by Lance Muirheid of Oakley, Illinois. The lease is open for the 2025 crop year. Primary crops grown in the area are corn and soybeans. Lance does an excellent job and would like to continue his farming operation for the new owners.

▼ Soil Map



Aerial photograph was provided by the DeWitt County FSA

▼ Soil Productivity

Soil types and productivity ratings on the Doris L. Earl Trust Farm (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
154	Flanagan silt loam	4.66	39.4%	144.0
152	Drummer silty clay loam	3.36	28.5%	144.0
722	Drummer-Milford silty clay loams	2.25	19.1%	136.0
618	Senachwine silt loam	0.91	7.7%	100.0
236	Sabine silt loam	0.62	5.3%	112.2
Weighted Averages		11.80	100%	137.9
Non-tillable		0.30		
Total		12.10		

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Doris L. Earl Trust Farm:

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable in 2024	Rate Per Acre
09-13-28-277-003	12.10	\$6,914	\$456.18	\$37.70

▼ 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 Doris L. Earl Trust 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 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 Doris L. Earl Trust Farm for sale as follows:

12.10 acres @ \$19,500 per acre = \$235,950 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
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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*. -