



Heartland Ag
Group Ltd.

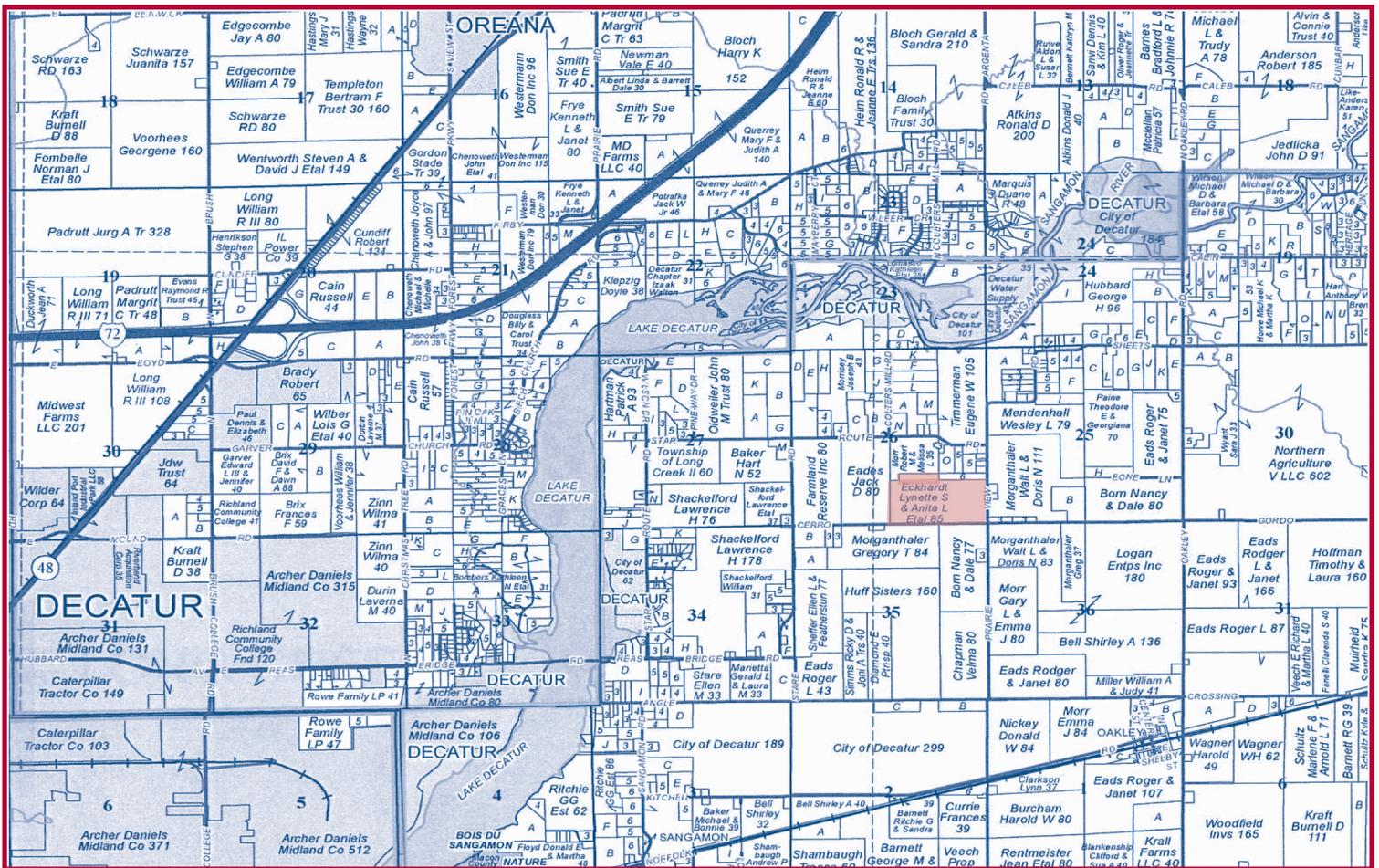
Farmland For Sale

Eckhardt Family Farm

85.00 Acres - Excellent Farmland

**Oakley Township
Macon County, Illinois**

The Eckhardt Family farmland is located northeast of Decatur, Illinois (*just 1 mile from Oakley, Illinois*). The soils are primarily Flanagan, Drummer and Wingate with a productivity index of 139.9. 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 Eckhardt Family farmland is located northeast of Decatur, Illinois (*just 1 mile from Oakley, Illinois*). Public access to the property is provided by township roads on the south and east property lines. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

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

Parcel ID #14-08-26-451-002 (85.00 acres)

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26) and a five (5.00) acre tract described as beginning on the Southeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-six (26), thence West 16.35 chains, thence North 3.07 chains, thence East 16.35 chains, thence South to the place of beginning, all in Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian (3rd PM), Oakley Township, Macon County, Illinois.

▼ Farm Operator and Lease

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

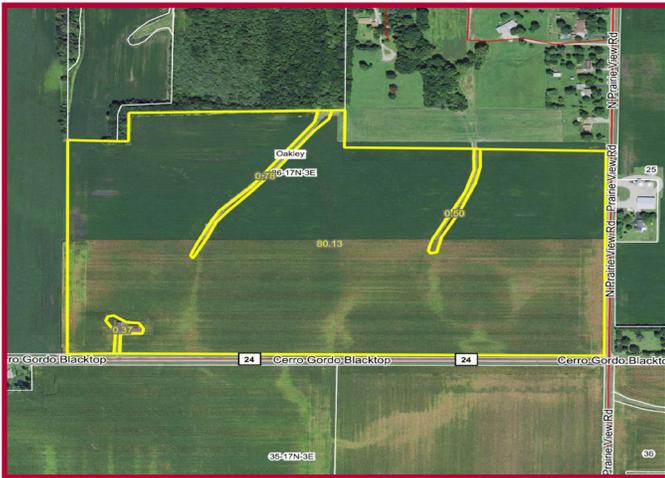
▼ FSA Data

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

Farm No:	1693
Tract No:	2340
Total Acres	81.78
Tillable Acres	81.41
Corn Base Acres	40.2
PLC Corn Yield	170
Soybean Base Acres	40.2
PLC Soybean Yield	49

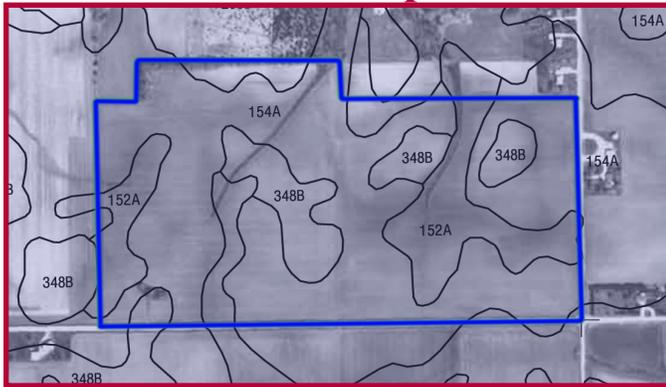
Note - The Macon County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Eckhardt 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)
154	Flanagan silt loam	51.03	63.7%	144.0	160.0
152	Drummer silty clay loam	13.36	16.7%	144.0	150.0
348	Wingate silt loam	10.49	13.1%	119.8	128.7
722	Drummer-Milford silty clay loam	2.78	3.5%	137.0	150.0
233	Birkbeck silt loam	1.36	1.7%	120.8	123.8
236	Sabina silt loam	1.11	1.4%	122.0	130.0
Weighted Averages		80.13	100%	139.9	152.9
Non-tillable		4.87			
Total		85.00			

▼ Tax Information

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

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable in 2017	Rate Per Acre
14-08-26-451-002	85.00	\$43,907	\$3,560.66	\$41.89

▼ 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 Eckhardt 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 Eckhardt Family Farm is represented by attorney Keith Casteel whose contact information is as follows:

Keith Casteel
Samuels Miller Schroeder
Jackson & Sly
225 North Water St.
Decatur, IL 62523

▼ 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 Eckhardt farmland for sale as follows:

85.00 acres @ \$10,500 per acre = \$892,500 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
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*. -