



Heartland Ag
Group Ltd.

Farmland For Sale

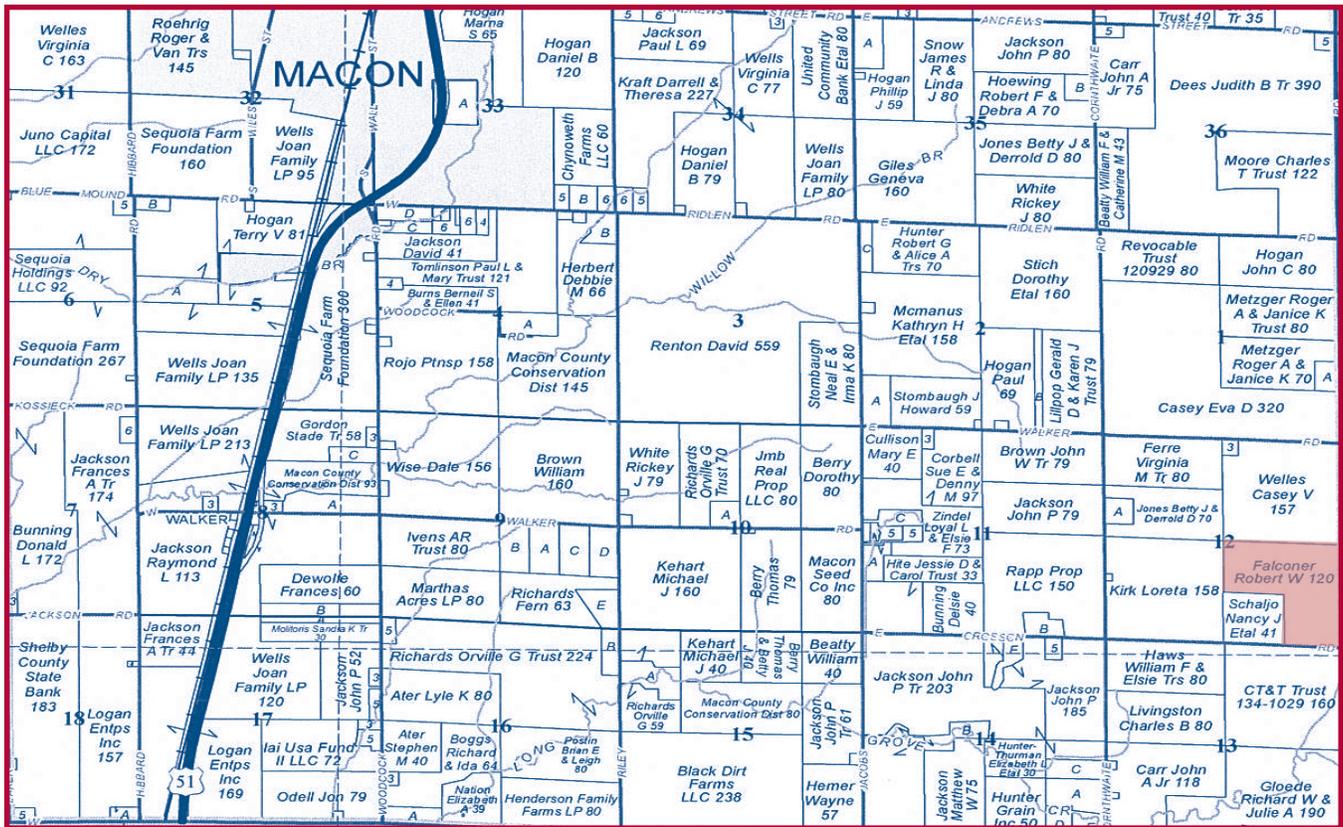


Falconer Trust Farm

120.00 Acres
Excellent Farmland

South Macon Township
Macon County, Illinois

The Falconer Trust farmland is located 3 miles southeast of Macon. The soils include Raub, Drummer-Milford, and Flanagan with a productivity index of 135.7. 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 Falconer Trust farmland is located 3 miles south-east of Macon. Public access is provided by a township road along the south and east boundaries of the property. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description for the Falconer Trust farmland:

Parcel ID #16-20-12-400-007 (120.00 acres)

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Twelve (12); and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), all in Township Fourteen North (T14N), Range Two East (R2E) of the 3rd Principal Meridian, South Macon Township, Macon County, Illinois.

▼ Farm Operator and Lease

The Falconer Trust farm is being operated under the terms of a cash rent lease for year 2015 by David Carr of Macon, Illinois. David does an excellent job farming and would like to continue his farming operation. Corn and soybeans are the primary crops grown in the area. Possession to a buyer will be granted after the 2015 harvest is complete.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Falconer Trust farmland:

Parcel ID#	Acres	2014 Assessed Value	2014 Taxes Payable in 2015	Rate Per Acre
16-20-12-400-007	120.00	\$46,592	\$3,519.06	\$29.33

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Falconer Trust 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)
481	Raub silt loam	63.72	52.7%	134.0	155.0
722	Drummer-Milford silty clay loam	40.65	33.6%	137.0	150.0
154	Flanagan silt loam	10.26	8.5%	144.0	160.0
56	Dana silt loam	6.31	5.2%	129.7	138.6
Weighted Averages		120.94	100%	135.6	152.9
Non-tillable		???			
Total		120.00			

▼ FSA Data

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

Farm No.	6718
Tillable Acres	120.94
Corn Base Acres	60.00
PLC Corn Yield	120
Soybean Base Acres	60.90
PLC Soybean Yield	40

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

▼ 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 Falconer Trust 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 Falconer Trust farm is represented by Darrel F. Parish, Attorney At Law, whose contact information 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 Falconer Trust farmland for sale as follows:

120.00 acres @ \$11,750 per acre = \$1,410,000 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, 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*. -