



Heartland Ag  
Group Ltd.

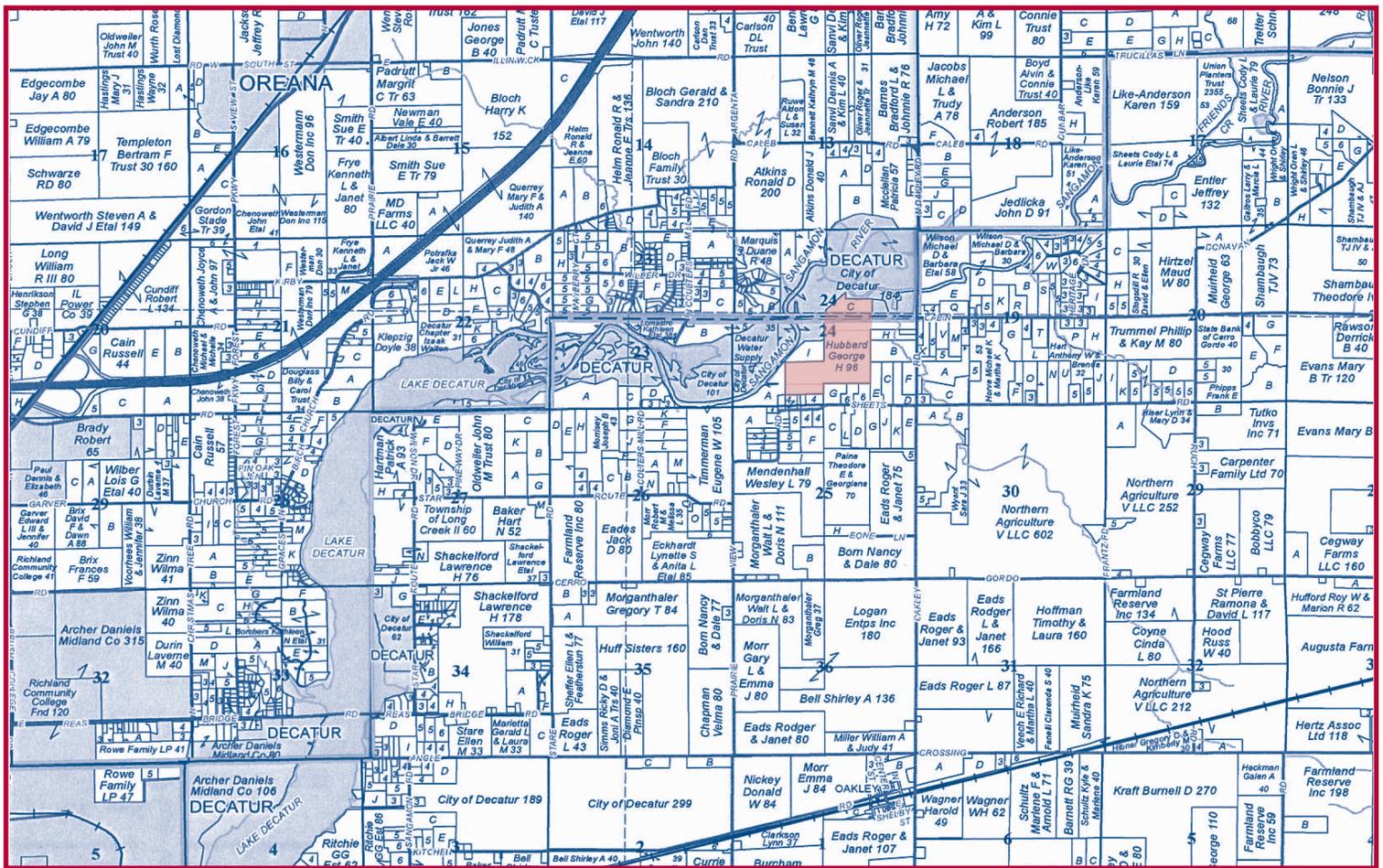
# Farmland For Sale

## George Hubbard Farm

**125.21 Acres**

**Oakley & Whitmore Townships  
Macon County, Illinois**

The George Hubbard land is a unique property that offers recreation, hunting, fishing and livestock options just east of Decatur, Illinois. 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 & Access

The George Hubbard land is located two miles north of Oakley on the east side of Decatur, Illinois. Access is provided by Oakley Road/County Highway 25 on the east. There is also an easement from the south off of Scheets Road. Our Heartland Ag Group Ltd. signs mark the property.

## ▼ Legal Description

Here is a brief legal description of the George Hubbard farmland. An updated title insurance policy offers a complete detailed legal description (*available upon request*).

Part of the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of Section 24 in Oakley and Whitmore Townships, Macon County, Illinois (*containing 125.21 acres more or less*).

## ▼ FSA Data

The Macon County Farm Service Agency has confirmed that this farm is not enrolled in any USDA farm programs at this time.

## ▼ Farm Operator

Ryan Yoder has baled the grass hay in the past for the Hubbards. He is willing to discuss future operations with prospective buyers.

## ▼ Tax Information

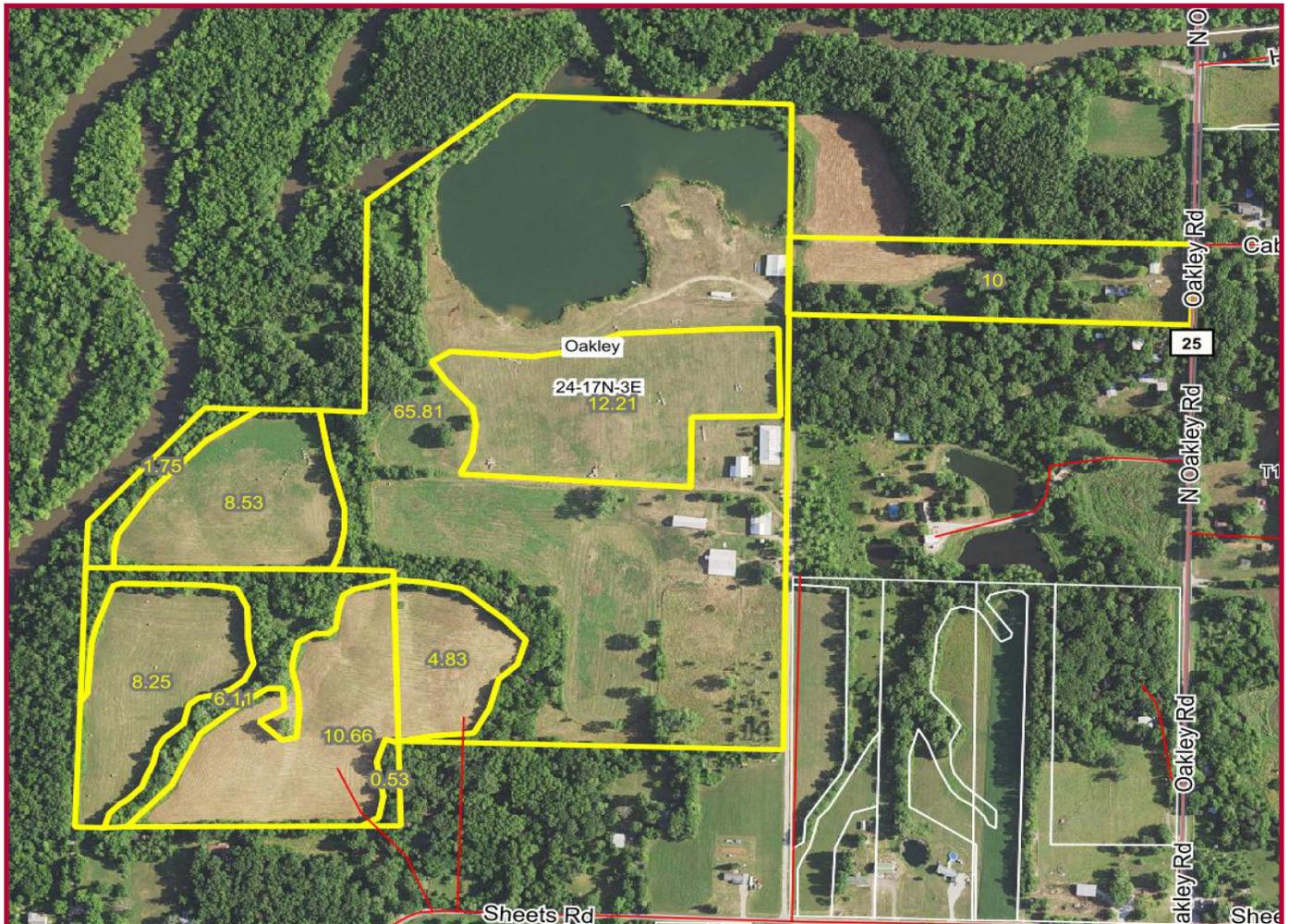
The Macon County Treasurer has provided the following real estate tax information on the George Hubbard farmland:

<i>Parcel ID #</i>	<i>Acres</i>	<i>2017 Assessed Value</i>	<i>2017 Taxes Payable in 2018</i>	<i>Rate Per Acre</i>
14-08-24-400-015	40.00	\$23,350	\$1,953.54	\$48.84
14-08-24-376-002	25.65	\$2,722	\$227.74	\$8.88
14-08-24-400-016	20.00	\$12,978	\$1,085.78	\$54.29
14-08-24-400-005	10.00	\$12,476	\$1,043.78	\$104.38
14-08-24-327-001	12.93	\$1,938	\$162.14	\$12.54
18-08-24-200-003	13.75	\$394	\$30.72	\$2.30
18-08-24-200-008	2.88	\$2,363	\$15.60	\$4.42
	<b>125.21</b>	<b>\$56,221</b>	<b>\$4,519.30</b>	<b>\$36.09</b>

# George Hubbard Farm General Information

June 2018

The George Hubbard Farm is 125.21 acres located on the northeast side of Decatur. It offers excellent recreational activities that would include hunting, fishing, recreational vehicles, as well as a farmstead that includes multiple buildings that will accommodate livestock and equipment. This is truly a multi-purpose farm.



▼ **Accessibility** - This land has direct access on the Oakley blacktop (*east side*) and on to Scheets Road through a lane from the farmstead (*south side*). Access is excellent.

▼ **Sangamon River** - The meandering Sangamon River which feeds Lake Decatur (*nearby*) runs across the north end of this property and provides a wonderful non-human buffer on the north and west sides of the Hubbard Farm.

▼ **Subdivision Potential** - The general area surrounding the Hubbard Farm is developed into small homestead sites. A further subdivision of this tract could easily occur to accommodate new rural residential farmsteads.

▼ **Gravel Pit** - The beautiful water of the lake on the Hubbard Farm is the result of mining gravel which has ceased. This offers excellent fishing and watercraft recreation. The center part of the lake is 30 feet deep.

▼ **Farm Buildings** - The farmstead consists of multiple buildings that accommodate livestock, equipment and recreational vehicles. The dwelling is in modest repair and is rented out at this time.

# George Hubbard Farm Photographs June 2018

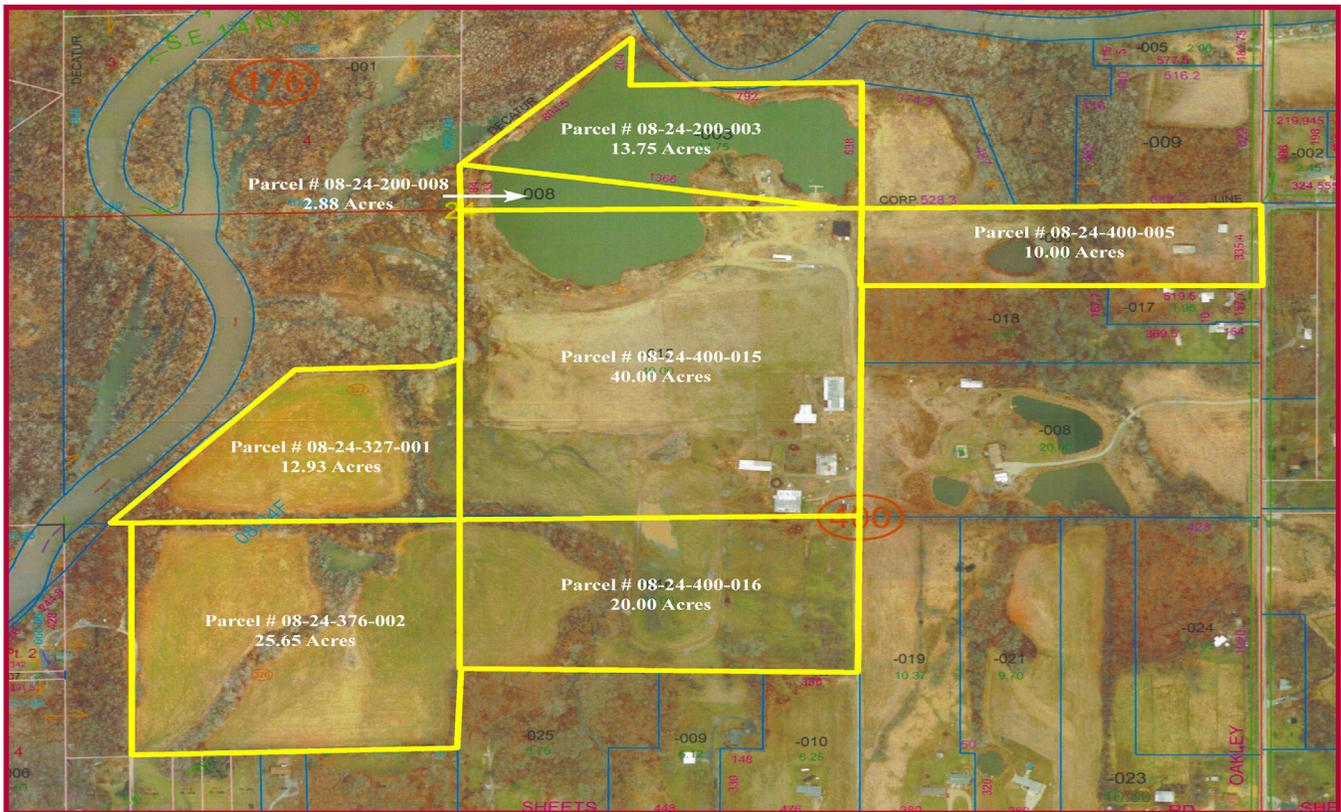
*A picture is worth a thousand words* - - and these pictures tell the story of the landscape and the buildings that make up the George Hubbard Farm.



The farm buildings on the Hubbard Farm consist mainly of storage sheds and barn with a modest dwelling that is currently rented on a monthly basis. The storage buildings are well suited for both livestock and equipment. There is a lot of square footage that can be well utilized by the purchaser of this farm.

The gravel pit provides a large (30 feet deep) excellent water supply and a wonderful fishing experience. The timber land is a haven for hunting and recreational opportunities - - magnified as it butts up to the Sangamon River as a wonderful natural buffer.

The open fields are productive soils that are currently in grass that supported a significant horse operation. Those fields can be put into crop production or can be further subdivided into rural residential opportunities.



Aerial photograph was provided by Macon County GIS.

### ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the George Hubbard land. 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.

George Hubbard is being represented by Chris Tietz whose contact information is as follows:

Chris Tietz  
 132 S. Water St., Ste 333  
 Decatur, IL 62525  
 Phone: (217) 425-4910

### ▼ 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.

### ▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price. A preliminary title commitment will be furnished upon request. Please give us a call.

### ▼ Listing Price

Heartland Ag Group Ltd. is offering the George Hubbard land for sale as follows:

**125.21 acres @ \$5,510 per acre = \$690,000 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 - Managing Broker**  
 Office: (217) 876-7700  
 E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)  
 Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

**Ryan E. Aupperle, AFM - Broker**  
 Office: (217) 876-7700  
 E-mail: [ryan@heartlandaggroup.com](mailto:ryan@heartlandaggroup.com)  
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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*. -