



Heartland Ag
Group Ltd.

Farmland For Sale



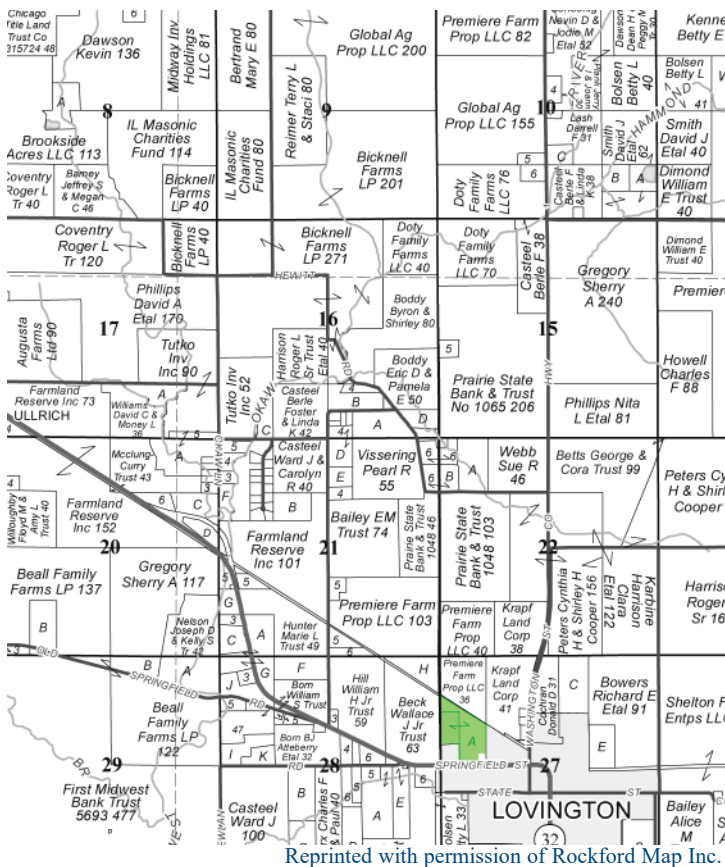
This photograph shows the south boundary of the farm along the street leading into the town of Lovington.

Harvey and Patricia A. Bally Farm

26.75 Acres - Excellent Farmland

Lovington Township, Moultrie County, Illinois

The Harvey and Patricia A. Bally Farm is located at the northwest edge of Lovington, Illinois. The south boundary is Highway 32 (*Springfield Street*). This tract of land has a productivity index of 139.2. Soils include Drummer, Flanagan and Dana. Details of the farm are in this brochure. *Don't miss this investment opportunity. Our Heartland Ag Group Ltd. sign marks the property.*



▲ Location

The Harvey and Patricia A. Bally Farm is located at the northwest edge of Lovington, Illinois. The south boundary is Highway 32 (*Springfield Street*). Our **Heartland Ag Group Ltd.** sign marks the property.

▼ Aerial Photograph



This aerial photograph was provided by the AgriData, Inc.

▲ Legal Description

Here is a brief legal description of the Harvey and Patricia A. Bally farm.

26.75 acres located in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Fifteen North (T15N), Range Five East (R5E) of the 3rd Principal Meridian, Lovington Township, Moultrie County, Illinois.

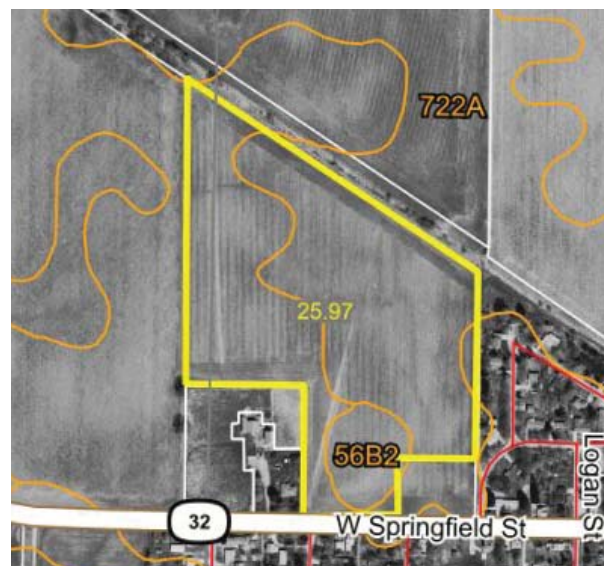
▲ Farm Operator and Lease

This farm was operated in 2023 by Kurt Robson of Cisco. This farm has an excellent history of corn and soybean production. Kurt does an excellent job of farming and would like to continue his operation under the new ownership.

▲ Soil Productivity

Soil types and productivity ratings on the Harvey and Patricia A. Bally farm (*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)
722	Drummer-Milford silty clay	13.21	52.9%	137.0	150.0
154	Flanagan silt loam	10.54	38.8%	144.0	160.0
56	Dana silt loam	2.22	8.3%	124.5	134.4
Weighted Averages		25.97	100%	138.7	152.6
Non-tillable		<u>0.78</u>			
Total		26.75			





This is a photograph of the 2022 soybean crop in July - - facing across the field.

▲ FSA Data

The following information was provided by the Moultrie County Farm Service Agency (FSA) office in Sullivan, Illinois.

Farm No.	5136
Total Acres	27.64
Tillable Acres	27.64
Corn Base Acres	14.00
PLC Corn Yield	185
Soybean Base Acres	13.60
PLC Soybean Yield	57

Note - The Moultrie County FSA office has not reduced the tillable cropland shown above by the sale to Dollar General. Also, there are no wetlands or highly erodible acreage identified on this property.

▲ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Harvey and Patricia A. Bally Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2022 Assessed Value</u>	<u>2022 Taxes Payable in 2023</u>	<u>Rate Per Acre</u>
02-02-27-102-002	8.93	\$6,390.00	\$552.26	\$61.84
02-02-27-000-121	15.97	\$8,279.00	\$651.20	\$40.77
02-02-27-000-119	1.85	\$1,271.00	\$94.04	\$50.83
	26.75	\$15,940.00	\$1,297.50	\$48.50

▲ 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.

▲ 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.

▲ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Harvey and Patricia A. Bally 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.

▲ 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

Harvey and Patricia A. Bally are offering the farmland for sale as follows:

26.75 acres @ \$19,500 per acre = \$521,625 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
Designated Managing Broker
Office: (217) 876-7700
E-mail: dale@heartlandaggroup.com
Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535

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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

Dale Aupperle, AFM, ARA (President) is an Accredited Rural Appraiser (ARA) with over 36 years of 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 Aupperle
Farm Manager



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