



**Heartland Ag
Group Ltd.**

Land For Sale

Farming-Hunting-Recreation

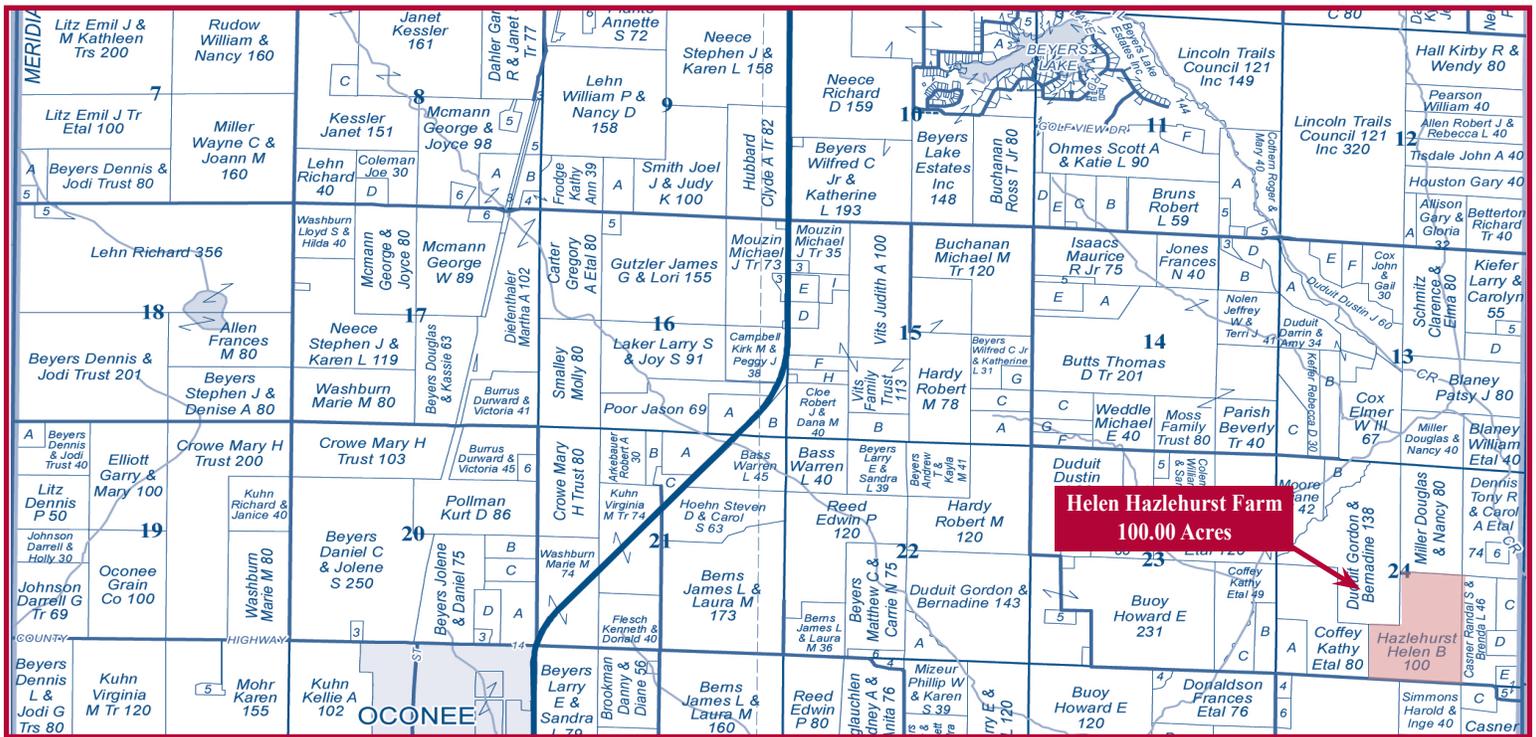


Helen Hazlehurst Farm

100.00 Acres

Oconee Township
Shelby County, Illinois

The Helen Hazlehurst farm is located 2 miles southeast of the Oak Terrace Resort (*which is 3 miles east of Oconee*). This farm is an excellent mix of tillable cropland - - timber - - and pasture that provides a wonderful wildlife habitat. There is a man-made pond and garage that is excellent for recreation and entertaining. Details of this land 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 Helen Hazlehurst farm is located 2 miles southeast of the Oak Terrace Resort (3 miles east of Oconee, Illinois). Access to the farm is provided by a township road which forms the south boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Helen Hazlehurst farm is operated under the terms of a cash rent lease by Bob Schafer of Pana. In 2021 the farm raised soybeans. The 2021 crop does not go with the farm.

▼ Legal Description

Below is a brief legal description of the Helen Hazlehurst farm:

Parcel ID #: 1116-24-00-400-003 (100.00 acres)

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) all in Section Twenty-four (24), Township Ten North (T10N), Range One East (R1E) of the Third Principal Meridian, Oconee Township, Shelby County, Illinois.

▼ FSA Data

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

Farm No.	7125
Tract No.	240 & 6883
Farmland Acres	100.38
Cropland Acres	41.95
Wheat Base Acres	1.58
PLC Wheat Yield	42
Soybean Base Acres	6.90
PLC Soybean Yield	25

Note - Wetland determinations are incomplete. Some of the tillable cropland is designated HEL and a conservation system is being applied. 28.65 acres has been planted to soybeans. The remaining designated DCP cropland is in pasture.

▼ Tax Information

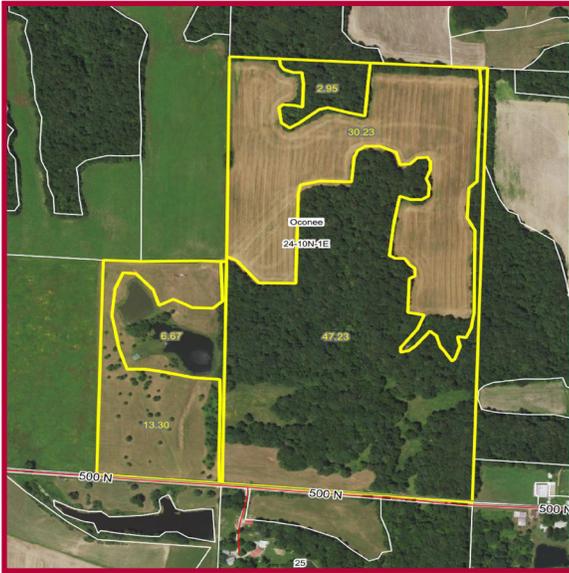
The Shelby County Treasurer has provided the following real estate tax information on the Helen Hazlehurst farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
1116-24-00-400-003	100.00	\$7,516	\$596.98	\$5.97

▼ Water Well

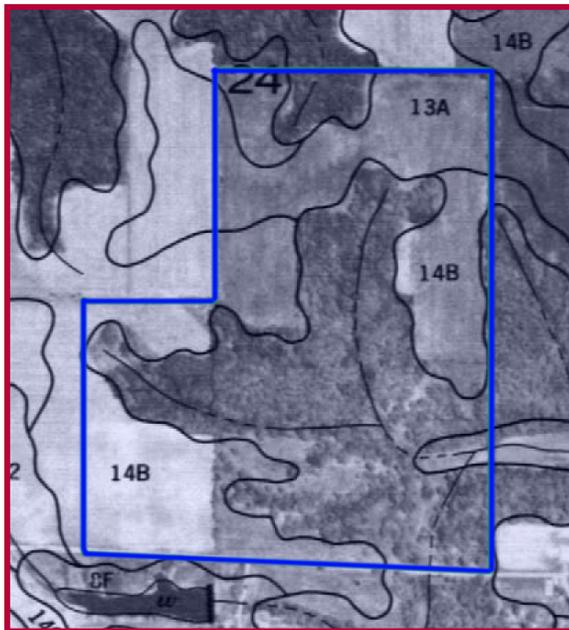
In October of 2000 a 36-inch well was successfully drilled on this property and produces water for the living quarters and the remodeled garage.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Helen Hazlehurst 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)
14	Ava silt loam	14.05	49.1%	99.0	104.0
13	Bluford silt loam	12.93	45.1%	101.0	110.0
8	Hickory loam	1.67	5.8%	65.3	56.8
Weighted Averages		28.65	100%	98.0	104.0
Pasture-Tillable		13.30			
Non-tillable		58.05			
Total		100.00			

▼ Title Insurance

A preliminary title insurance policy from Central Illinois Title in Decatur is available for inspection and 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 Helen Hazlehurst 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.

Helen Hazlehurst will be represented by attorney David Reimer whose contact information is as follows:

David Reimer
Erickson, Davis, Murphy, Johnson & Walsh
132 South Water St., Suite 310
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.

▼ 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 Helen Hazlehurst farmland for sale as follows:

100.00 acres @ \$5,500 per acre = \$550,000 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
Designated Managing Broker
President - Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: (217) 876-7700
Fax: (217) 876-7724
E-mail: dale@heartlandaggroup.com
Web: www.heartlandaggroup.com

Helen Hazlehurst Farm

Photographs Taken August 2021



Above - This photograph shows the entryway to the farm and the garage lined with nice trees.

Below - The repurposed 2-car garage has a wonderful screened area on the back to allow you to hang out and enjoy the beautiful setting on this farm.



Helen Hazlehurst Farm

Photographs Taken August 2021



Above - There are approximately 58.00 acres of non-tillable land which is primarily in trees as shown in this photograph. It is a wonderful wildlife habitat for many species.

Below - 2021 soybeans are enjoying the rainfall events that make the crop grow to maturity. The tillable cropland is on the north side of the farm.





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



Heartland Ag Group, Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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