



Heartland Ag
Group Ltd.

Farmland For Sale

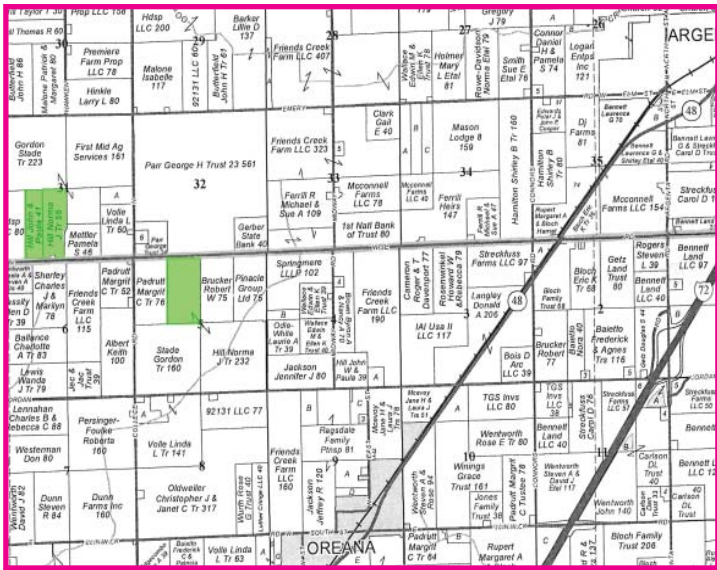


Hill Family Farms 168.05 Acres - Prime Farmland

**Friends Creek & Whitmore Townships
Macon County, Illinois**

The Hill Family Farms are located between Forsyth and Oreana in Macon County, Illinois. The soils are primarily Sable, Ipava, and Elburn with a productivity index of 141.5. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



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Aerial photograph was provided by Farm ID.

▼ Location

The Hill Family Farms are located 2 miles north of County Hwy. 20 between Forsyth and Oreana, Illinois. Access to the property is provided by Wise Road which is the south boundary of the 94.38 acres and is also the north boundary of the 73.67 acres. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Hill Family Farms:

94.38 acres more or less located in the Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Eighteen North (T18N), Range Three East (R3E), Macon County, Illinois.

73.67 acres more or less located in the Northwest Quarter (NW 1/4) of Section Five (5), Township Seventeen North (T17N), Range Three East (R3E), Macon County, Illinois.

▼ Farm Operator and Lease

The Hill Family Farms have been operated in the past by John Hill under the terms of a crop share lease. The primary crops grown in the area are corn and soybeans.

▼ FSA Data

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

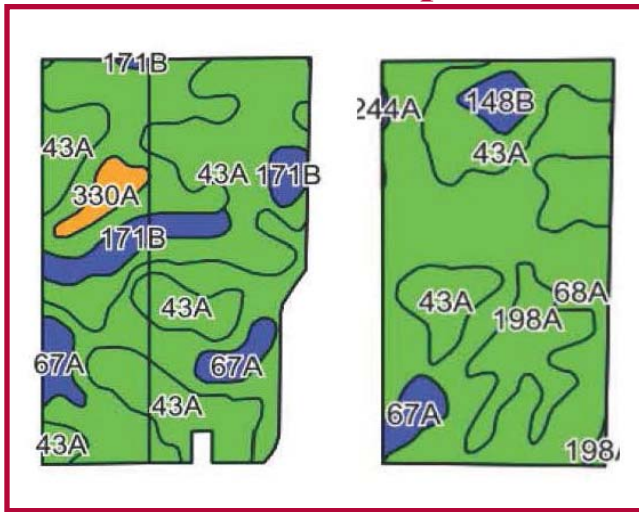
Farm No.	6008	6010	6010
Tract No.	6046	1792	6047
Total Acres	40.36	75.53	55.32
Tillable Acres	40.36	75.53	54.01
Corn Base Acres	20.00	37.60	26.80
PLC Corn Yield	176	178	166
Soybean Base Acres	19.90	37.90	26.80
PLC Soybean Yield	51	50	50

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Hill Family Farms:

<i>Parcel ID #</i>	<i>Acres</i>	<i>2023 Assessed Value</i>	<i>2023 Taxes Payable in 2024</i>	<i>Rate Per Acre</i>
18-08-05-100-002	73.67	\$56,590	\$4,200.56	\$57.02
05-03-31-300-011	54.38	\$40,447	\$3,328.40	\$61.21
05-03-31-300-008	40.00	\$28,794	\$2,396.32	\$59.91
Totals	168.05	\$125,831	\$9,925.28	\$59.06

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Hill Family Farms (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
68	Sable silty clay loam	81.90	48.2%	143.0
43	Ipava silt loam	59.24	34.9%	142.0
198	Elburn silt loam	8.82	5.2%	143.0
67	Harpster silty clay loam	7.37	4.3%	133.0
171	Catlin silt loam	7.03	4.1%	137.0
330	Peotone silty clay loam	2.84	1.7%	123.0
148	Proctor silt loam	2.42	1.4%	132.0
244	Hartsburg silty clay loam	0.28	0.2%	134.0
Weighted Averages		169.90	100%	141.5
Non-tillable		-1.85		
Total		168.05		

▼ 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Hill Family Farms. 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.

▼ 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 Hill Family Farms for sale as follows:

168.05 acres @ \$17,500 per acre = \$2,940,875 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:

Ryan E. Aupperle, AFM

Managing Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

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



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*. -