



Heartland Ag
Group Ltd.

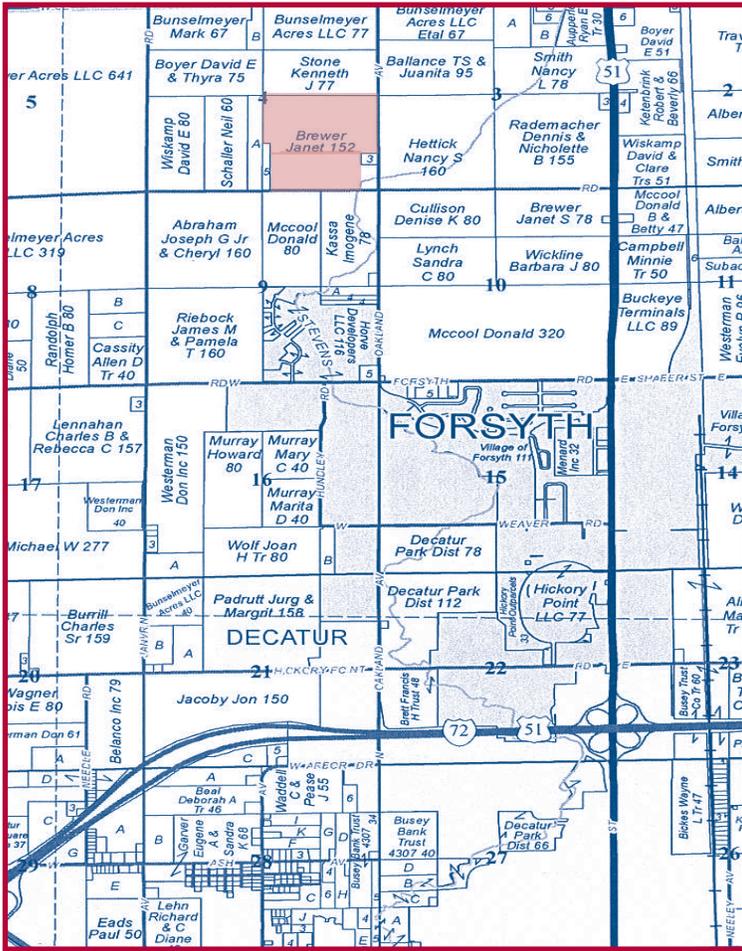
Farmland For Sale

Janet S. Brewer Trust Farm

142.15 Acres - Prime Farmland

**Hickory Point Township
Macon County, Illinois**

The Janet S. Brewer Trust farmland is located 1 mile northwest of Forsyth, Illinois. The soils are primarily Sable, Ipava, and Buckhart with a productivity index of 141.6. 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 Janet S. Brewer Trust farmland is located 1 mile northwest of Forsyth, Illinois. Excellent access to the property is provided by Schellabarger Road on the south and Oakland Avenue on the east sides of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Janet S. Brewer Trust farmland.

Parcel ID #07-07-04-400-003 (142.15 acres)

The Southeast Quarter (SE 1/4) of Section Four (4), Township Seventeen North (T17N), Range Two East (R2E) of the 3rd P. M., (except the west five acres of the south 1/2 and 12.5 acres more or less located in the southeast corner thereof) Hickory Point Township, Macon County, Illinois, (containing 142.15 acres more or less).

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Janet S. Brewer Trust farmland:

| <u>Parcel ID#</u> | <u>Acres</u> | <u>2015 Assessed Value</u> | <u>2015 Taxes Payable in 2016</u> | <u>Rate Per Acre</u> |
|-------------------|--------------|----------------------------|-----------------------------------|----------------------|
| 07-07-04-400-003 | 152.15 | \$74,233 | \$5,189.14 | \$34.11 |

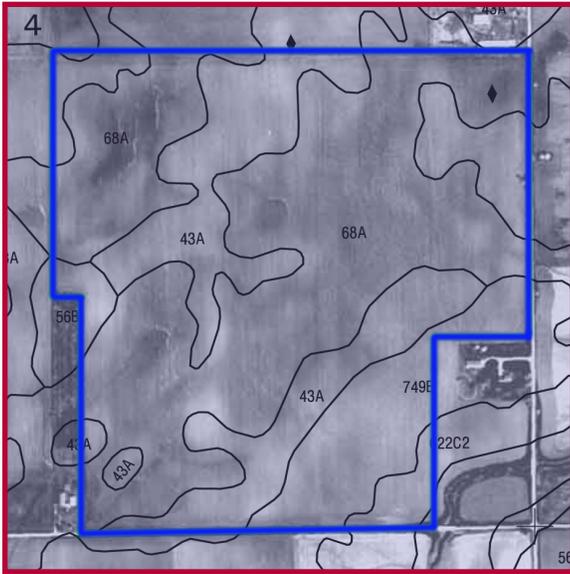
Note - This tract was originally 152.15 acres. 10.00 acres in the southeast corner was recently sold off. Macon County will eventually get this split into two separate parcel ID numbers.

▼ FSA Data

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

| | |
|--------------------|--------|
| Farm No. | 7661 |
| Tract No. | 7831 |
| Tillable Acres | 137.54 |
| Corn Base Acres | 101.58 |
| PLC Yield | 156 |
| Soybean Base Acres | 35.77 |
| PLC Yield | 54 |

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Janet S. Brewer 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) |
|--------------------------|-----------------------|---------------|-------------|--------------------------|---------------------------|
| 68 | Sable silty clay loam | 74.92 | 54.5% | 143.0 | 155.0 |
| 43 | Ipava silt loam | 42.05 | 30.6% | 142.0 | 160.0 |
| 749 | Buckhart silt loam | 15.43 | 11.2% | 140.6 | 148.5 |
| 622 | Wyanet silt loam | 2.91 | 2.1% | 111.6 | 117.5 |
| 56 | Dana silt loam | 2.11 | 1.5% | 129.7 | 138.6 |
| 451 | Lawson silt loam | 0.12 | 0.1% | 140.0 | 155.0 |
| Weighted Averages | | 137.54 | 100% | 141.6 | 154.8 |
| Non-tillable | | 4.61 | | | |
| Total | | 142.15 | | | |

▼ Farm Operator and Lease

The Janet S. Brewer Trust farm is being operated under the terms of a cash rent lease for year 2017 by Jim Cullison. The primary crops grown in the area are corn and soybeans. Jim does an excellent job and would like to continue his farming operation for the new owners.

▼ 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 Janet S. Brewer 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.

▼ 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 Janet S. Brewer Trust farmland for sale as follows:

142.15 acres @ \$11,250 per acre = \$1,599,187.50 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
 Web: www.heartlandaggroup.com

Ryan E. Aupperle, AFM - Broker
 Office: (217) 876-7700
 E-mail: ryan@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



Heartland Ag Group, Ltd.
1401 Koester Drive, Suite 100
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*. -