



Heartland Ag
Group Ltd.

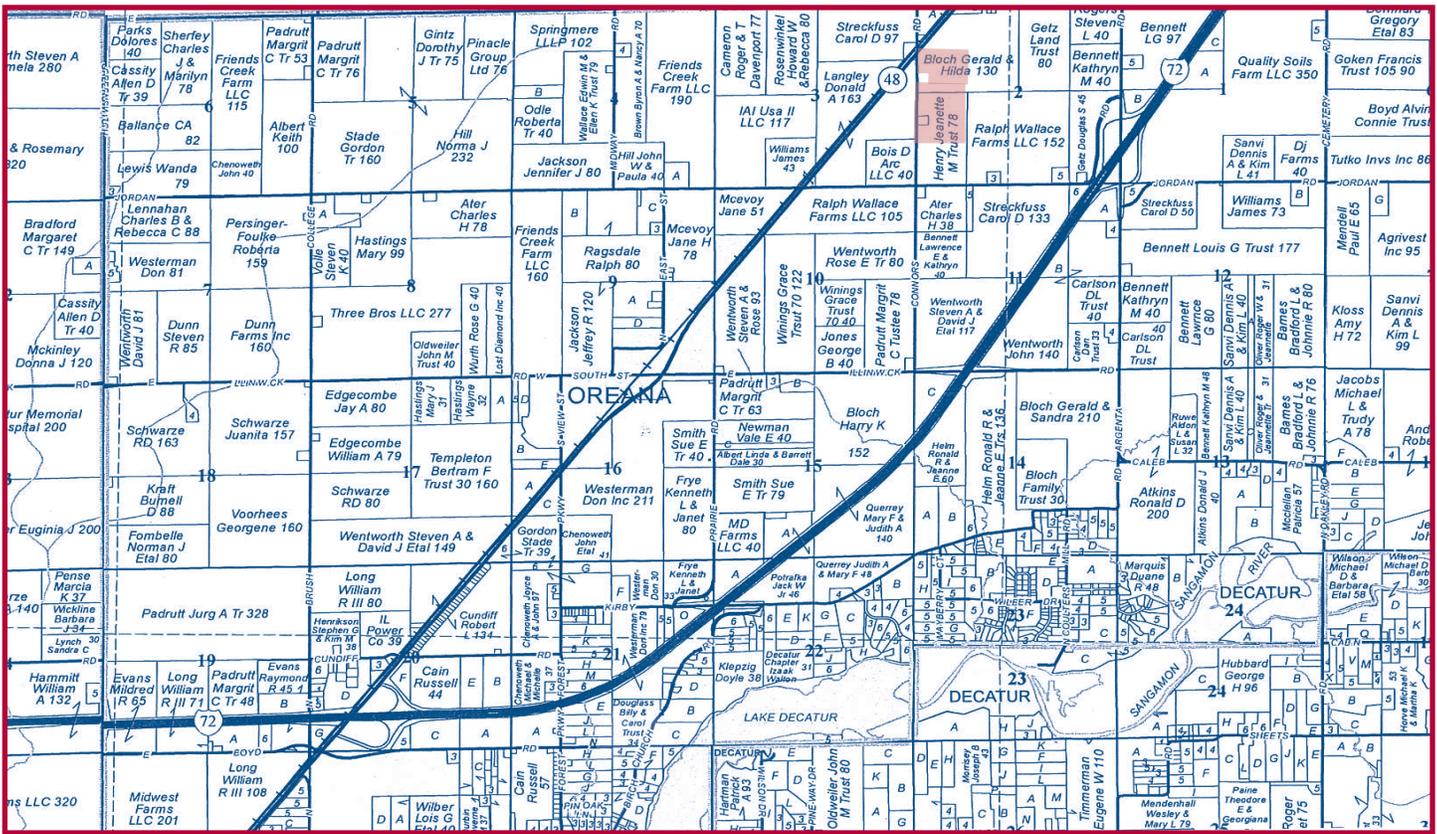
Farmland For Sale

Jeanette M. Henry Trust Farm

78.07 Acres
Excellent Farmland

Whitmore Township
Macon County, Illinois

The Jeanette M. Henry Trust farmland is located 1 mile northeast of Oreana (northeast of Decatur). The soils include Sable, Elburn, Flanagan, Harpster and Hartsburg with a productivity index of 142.6. Details on the farm 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 Jeanette M. Henry Trust farmland is located 1 mile northeast of Oreana (*northeast of Decatur*). Public access to the property is provided by township roads which form the west and south boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Jeanette M. Henry Trust farmland.

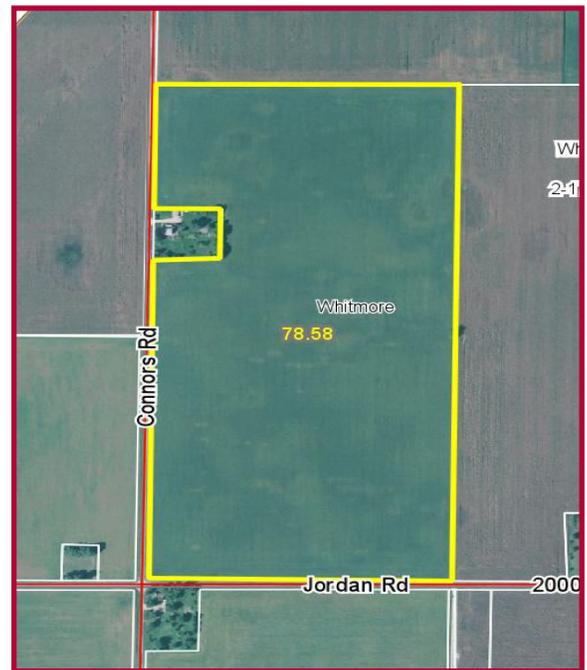
Parcel ID #18-08-02-300-004 (78.07 acres)

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Two (2) (*except beginning 1733.78 ft. north of the southwest corner; thence north 262 ft.; thence east 320 ft.; thence south 262 ft.; thence west 320 ft. to the point of beginning*) all in Township Seventeen North (T17N), Range Three East (R3E) of the 3rd Principal Meridian, Whitmore Township, Macon County, Illinois.

▼ Farm Operator and Lease

Byron Brown has done an excellent job of farming this land for many seasons under the terms of a cash rent lease. Corn and soybeans are the primary crops grown. Byron has furnished a yield history and soil tests and is knowledgeable on drainage tile locations. The lease for 2016 is open. However, Byron would appreciate an opportunity to continue his farming operations.

▼ 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 Jeanette M. Henry Trust farmland:

Parcel ID #	Acres	2014 Assessed Value	2014 Taxes Payable in 2015	Rate Per Acre
18-08-02-300-004	78.07	\$41,092	\$3,109.34	\$39.83

▼ FSA Data

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

Farm No.	6543
Tillable Acres	78.6
Corn Base Acres	78.6
PLC Corn Yield	165

Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Jeanette M. Henry 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	37.66	47.9%	143.0	155.0
198	Elburn silt loam	33.51	42.6%	143.0	155.0
154	Flanagan silt loam	3.64	4.6%	144.0	160.0
67	Harpster silty clay loam	2.98	3.8%	133.0	135.0
244	Hartsburg silt loam	0.79	1.0%	134.0	120.0
Weighted Averages		78.58	100%	142.6	154.3
Non-tillable		-51			
Total		78.07			

▼ 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 Jeanette M. Henry 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 is 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 Jeanette M. Henry Trust farmland for sale as follows:

78.07 acres @ \$10,750 per acre = \$839,252.50 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
 President - **Heartland Ag Group Ltd.**
 1401 Koester Drive, Suite 100
 Forsyth, IL 62535

Office: (217) 876-7700

Fax: (217) 876-7724

E-mail: dale@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



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