



Heartland Ag
Group Ltd.

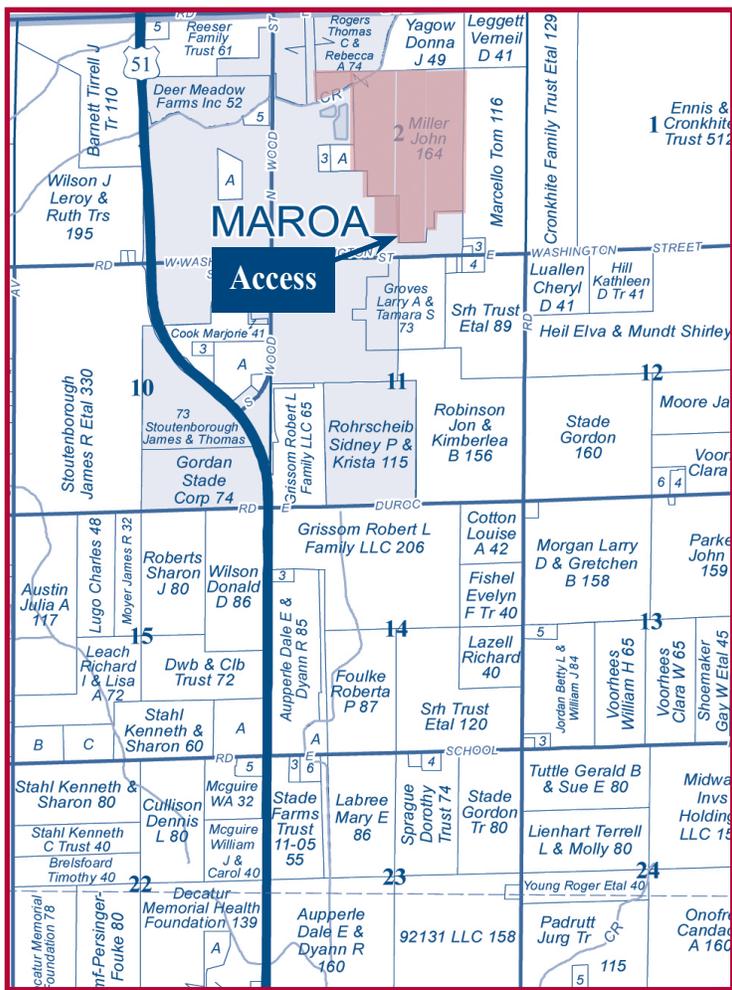
Farmland For Sale

John R. Miller Estate Farm

176.95 Acres - Prime Farmland

**Maroa Township
Macon County, Illinois**

The John R. Miller Estate farmland is located adjacent to east side of Maroa at the east end of Jackson Street. The highly productive soils are primarily Sable, Catlin, and Ipava - - having an overall productivity index of 140.4. 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 & Access

The John R. Miller Estate Farm is adjacent to the east side of Maroa, Illinois. It is directly north of the Maroa Cemetery. Access to the property is at the east of Jackson Street. **Our Heartland Ag Group Ltd. signs mark the property.**

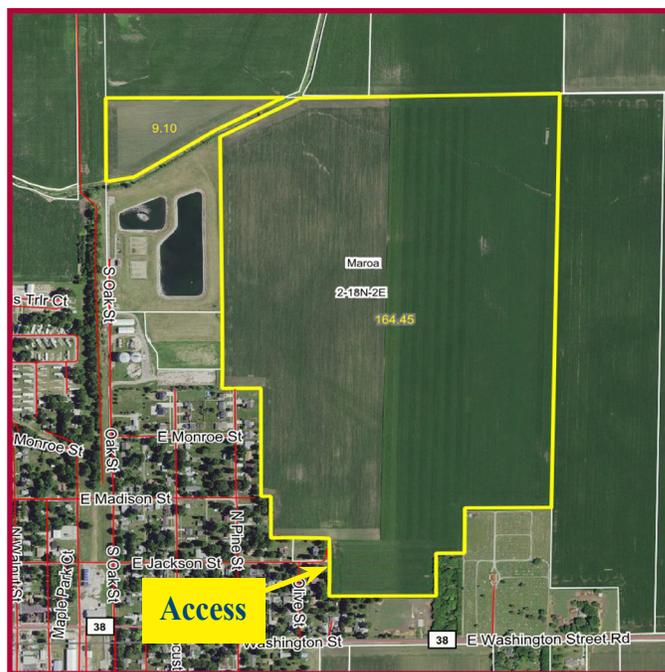
▼ Legal Description

A detailed legal description from our survey is available upon request. This farmland is located in Section 2, Township 18 North, Range 2 East of the 3rd Principal Meridian, Maroa Township, Macon County, Illinois.

▼ Boundary Survey

Cox Surveying has completed a boundary survey on the John R. Miller Estate Farm. That survey confirms a total of 176.95 acres in the farm. The purchase price for the property will use the acreage noted in the boundary survey.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Farm Operator and Lease

Jim Stoutenborough (*and his family*) have operated this farmland for the Miller Family for many years. Corn and soybeans are the primary crops grown in the area. Jim has a cash rent lease for the 2021 farming season. He would like to continue his farming operation beyond the 2021 season.

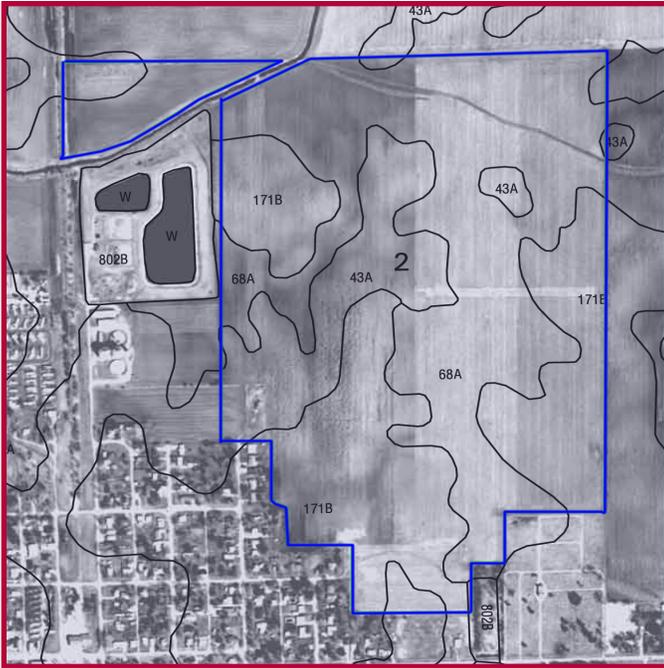
▼ FSA Data

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

Farm No.:	5030
Tract No.:	5761
Total Acres	174.60
Tillable Acres	174.60
Corn Base Acres	91.60
PLC Corn Yield	144
Soybean Base Acres	83.00
PLC Soybean Yield	42

Note - The Macon County FSA office has verified that there are no highly erodible soils. Wetland determinations are incomplete.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the John R. Miller Estate farmland (*as published by the University of Illinois, Department of Agronomy in circular 811 & 1156*) are as follows:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
68	Sable silty clay loam	86.86	49.8%	143.0	155.0
171	Catlin silt loam	62.17	35.6%	136.6	143.6
43	Ipava silt loam	25.39	14.5%	142.0	160.0
802	Orethents, loamy (f)	0.18	0.1%	0.0	0.0
Weighted Averages		174.60	100%	140.4	151.5
Non-tillable		<u>2.35</u>			
Total		176.95			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the John R. Miller Estate farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2019 Assessed Value</u>	<u>2019 Taxes Payable in 2020</u>	<u>Rate Per Acre</u>
10-02-02-400-020	164.43	\$94,150	\$7,094.98	\$43.15
10-02-02-379-010	9.12	\$3,757	\$347.12	\$38.06
10-02-02-383-006	0.38	\$2,995	\$276.72	N/A
Total	173.93	\$100,902	\$7,718.82	\$44.79

Note: The .38 acre tract is separated out as a residential lot for tax purposes.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price. 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 John R. Miller Estate 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.

The sellers are represented by attorney Joseph B. Taylor whose contact information is as follows:

Joseph B. Taylor
Taylor & Lynch
216 South Center St.
Clinton, IL 61727

▼ 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 John R. Miller Estate farmland for sale as follows:

176.95 acres @ \$12,750 per acre = \$2,256,113 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



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*. -