



Heartland Ag
Group Ltd.

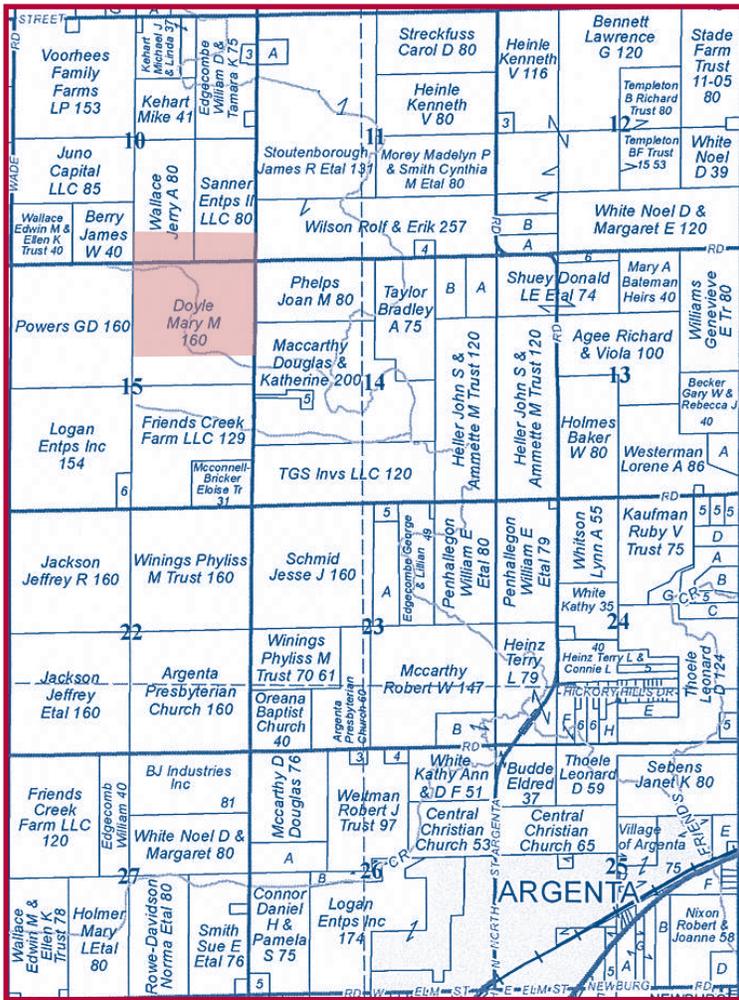
Farmland For Sale

Joseph Doyle Estate Farm

160.00 Acres - Top Quality Farmland

**Friends Creek Township
Macon County, Illinois**

The Joseph Doyle Estate Farm is located 2 miles northwest of Argenta. The soils include Sable, Ipava, Catlin and Flanagan with a productivity index of 136.7. 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 Joseph Doyle Estate Farm is located 2 miles northwest of Argenta. Public access to the property is provided by township roads that form the north and east boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

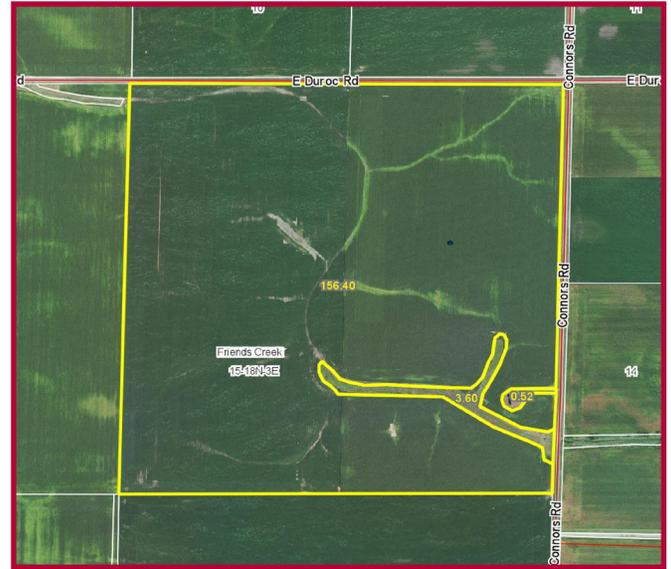
▼ Legal Description

Here is a brief legal description for the Joseph Doyle Estate farmland:

Parcel ID #05-03-15-200-001 (160.00 acres)

The Northeast Quarter (NE 1/4) of Section Fifteen (15), Township Eighteen North (T18N), Range Three East (R3E) of the Third Principal Meridian (3rd PM), Friends Creek Township, Macon County, Illinois.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ FSA Data

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

Tract No.	373
Farm No.	126
Tillable Acres	160.00
Corn Base Acres	78.10
PLC Corn Yield	147
Soybean Base Acres	78.10
PLC Soybean Yield	40

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

▼ Farm Operator and Lease

The Joseph Doyle Estate farm is being operated by Mark Pool under the terms of a verbal crop share lease arrangement for 2018. Corn and soybeans are the primary crops grown in the area. Mark does an excellent job of farming and would like to continue his farming operation.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Joseph Doyle 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	40.12	25.7%	143.0	155.0
43	Ipava silt loam	31.73	20.3%	142.0	160.0
171	Catlin silt loam	24.51	15.7%	136.6	143.6
154	Flanagan silt loam	17.11	10.9%	144.0	160.0
56	Dana silt loam	15.63	10.0%	121.8	131.6
622	Wyanet silt loam	12.98	8.3%	111.6	117.5
56	Dana silt loam	5.51	3.5%	129.7	138.6
152	Drummer silty clay loam	4.42	2.8%	144.0	150.0
451	Lawson silt loam	4.39	2.8%	140.0	155.0
Weighted Averages		156.40	100%	136.7	148.6
Non-tillable		<u>3.60</u>			
Total		160.0			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Joseph Doyle Estate farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2017 Assessed Value</u>	<u>2017 Taxes Payable in 2018</u>	<u>Rate Per Acre</u>
05-03-15-200-001	160.00	\$72,004	\$6,391.42	\$39.95

▼ 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 Joseph Doyle Estate 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 Joseph Doyle Estate farmland for sale as follows:

160.00 acres @ \$9,250 per acre = \$1,480,000 in total

▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. 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
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

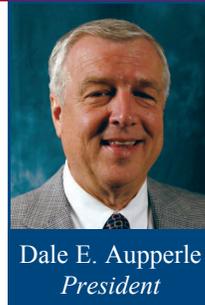
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -