



Heartland Ag
Group Ltd.

Farmland For Sale

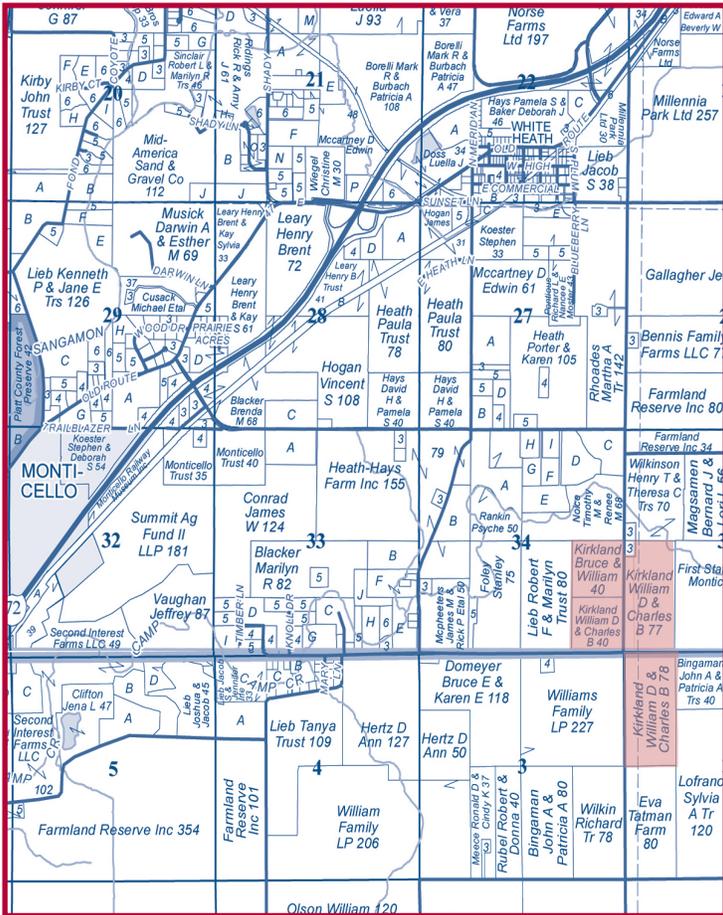


Kirkland Family Farm

236.35 Acres - Prime Farmland

**Monticello & Sangamon Townships
Piatt County, Illinois**

The Kirkland Family Farm is located 2 miles east of Monticello, Illinois. The soils are primarily Drummer, Flanagan, and Dana with a productivity index of 139.5. 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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▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Location

The Kirkland Family Farm is located 2 miles east of Monticello, Illinois (*which is 2 miles directly south of White Heath*). Access to the property is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Kirkland Family Farm:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Eighteen North (T18N), Range Six East (R6E) of the 3rd P.M., Monticello Township; and, The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Nineteen North (T19N), Range Six East (R6E) of the 3rd P.M., Sangamon Township; and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township Nineteen North (T19N), Range Six East (R6E) of the 3rd P.M. Sangamon Township, all in Piatt County, Illinois (*containing 236.35 acres more or less*).

▼ Farm Buildings

This property has a 38 ft. x 80 ft. pole frame implement shed and three grain storage bins which are located at the north end of the property.

▼ FSA Data

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

Farm No:	1067	2287
Tract No.	1051	1032
Total Acres	198.44	40.13
Tillable Acres	192.53	40.13
Corn Base Acres	97.90	20.00
PLC Yield	155	165
Soybean Base Acres	94.60	20.00
PLC Yield	47	58

Note - Wetland determinations are incomplete. The southernmost tract is designated HEL and a conservation system is being applied.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Kirkland Family Farm:

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
06-34-19-006-009-00	40.00	\$25,677	\$1,652.14	\$41.30
06-34-19-006-010-00	40.00	\$27,439	\$1,765.50	\$41.14
06-35-19-006-011-00	77.35	\$49,010	\$3,153.46	\$40.77
05-02-18-006-004-00	79.00	\$47,552	\$2,887.10	\$36.55
Total	236.35	\$149,678	\$9,458.20	\$40.02



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*. -