



Heartland Ag
Group Ltd.

Farmland For Sale



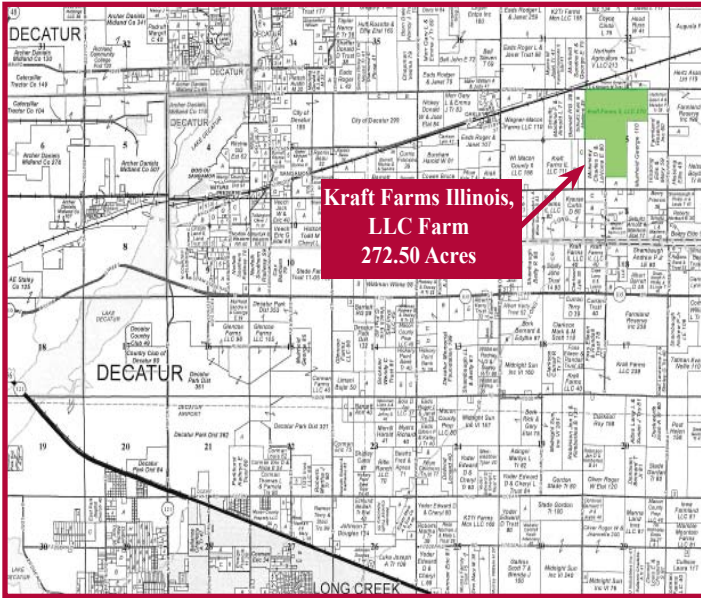
Kraft Farms Illinois, LLC

272.50 Acres of Farmland

Oakley Township

Macon County, Illinois

The Kraft Farms Illinois, LLC Farm is located a half mile east of Oakley, IL. Access is provided by a township road which forms the north boundary. The soils include Elburn, Drummer-Milford and Catlin with a productivity index of 140.5. More details on this 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 Kraft Farms Illinois, LLC Farm is located a half mile east of Oakley, IL. Access to the farm is provided by a township road which forms the north boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a legal description of the Kraft Farms Illinois, LLC Farm:

The Northwest 1/4, the North 60 acres of the East 1/2 of the Southwest 1/4 and the West 20 feet of Lot 5 of Assessor's Plat in Book 335, Page 616, and the North 55 acres of the West 1/2 of the Northeast 1/4, all in Section 5, Township 16 North, Range 4 East, Oakley Township, Macon County, Illinois, EXCEPT therefrom that part thereof lying West of a hedge line of which is described in the deed recorded in Book 52 at Page 117 of Macon County Deed Records, which line is so described as follows: Beginning at the Southwest corner of the East Half (1/2) of the Southwest Quarter (1/4) of said Section Five (5), thence Northerly along said hedge 40.02 chains to a point thirty-four (34) links East of the Northwest corner of the East Half (1/2) of said Southwest Quarter (1/4) of said Section Five (5), thence Northerly along said hedge 14.98 chains to a stone eighteen (18) links East of the West Line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Five (5), as per Plat of Survey dated November 17, 2010, by Robert L. Cox, Illinois Professional Land Survey No. 2442. Situated in Macon County, Illinois.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Kraft Farms Illinois, LLC farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2024 Assessed Value</u>	<u>2024 Taxes Payable in 2025</u>	<u>Rate Per Acre</u>
14-14-05-100-005	270.31	\$207,033	\$15,851.80	\$58.64

▼ FSA Data

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

Farm No:	6662
Tract No:	5821
Tract No:	5822
Total Acres	267.39
Tillable Acres	267.39
Corn Base Acres	149.57
PLC Corn Yield	171
Soybean Base Acres	113.43
PLC Soybean Yield	53

Note - The Macon County FSA office has verified there is no highly erodible designation on this field. The wetland determination is incomplete. The tillable acres above includes grass waterways. The cropland in production is 258.29 acres.

▼ Aerial Photograph

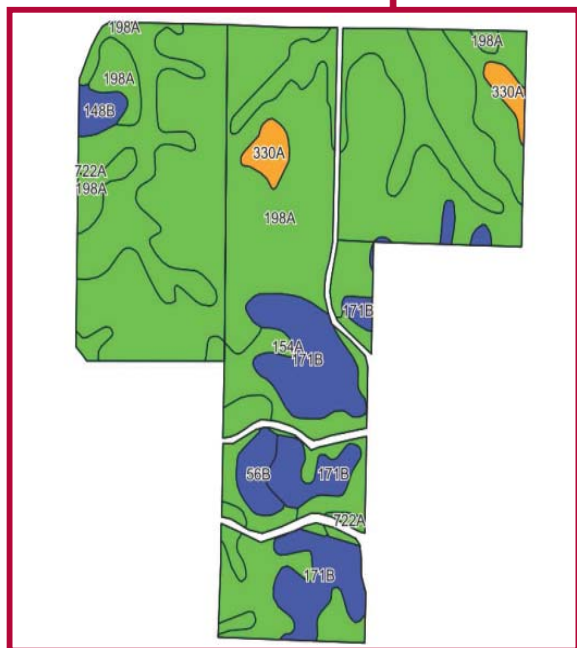


Aerial photograph was provided by Agri Data.

▼ Farm Operator and Lease

The Kraft Farms Illinois, LLC Farm is operated by Steve and Seth Myers on a cash rent farm lease for 2026. Corn and soybeans are the primary crops grown on this farm and in the area. Steve and Seth do an excellent job of farming and would like to continue their farming operation in the future.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Kraft Farms Illinois, LLC Farm (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
198	Elburn silt loam	143.42	55.6%	143.0
722	Drummer-Milford silty clay loam	52.97	20.5%	138.0
171	Catlin silt loam	32.89	12.7%	137.0
154	Flanagan silt loam	16.77	6.5%	144.0
330	Peotone silty clay loam	5.28	2.0%	123.0
56	Dana silt loam	4.11	1.6%	130.0
148	Proctor silt loam	2.85	1.1%	132.0
Weighted Averages		258.29	100%	140.5
Non-tillable		14.21		
Total		272.50		

▼ Boundary Survey

Cox Land Surveying has provided us with a November 2010 boundary survey of the property showing 272.50 acres in total. That survey is available upon request.

▼ Title Insurance

The seller shall provide a title insurance policy in 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 Kraft Farms Illinois, LLC 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.

▼ 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Kraft Farms Illinois, LLC Farm for sale as follows:

272.50 acres @ \$15,000 per acre = \$4,087,500 in total

▼ 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*. -