



Heartland Ag
Group Ltd.

Farmland For Sale

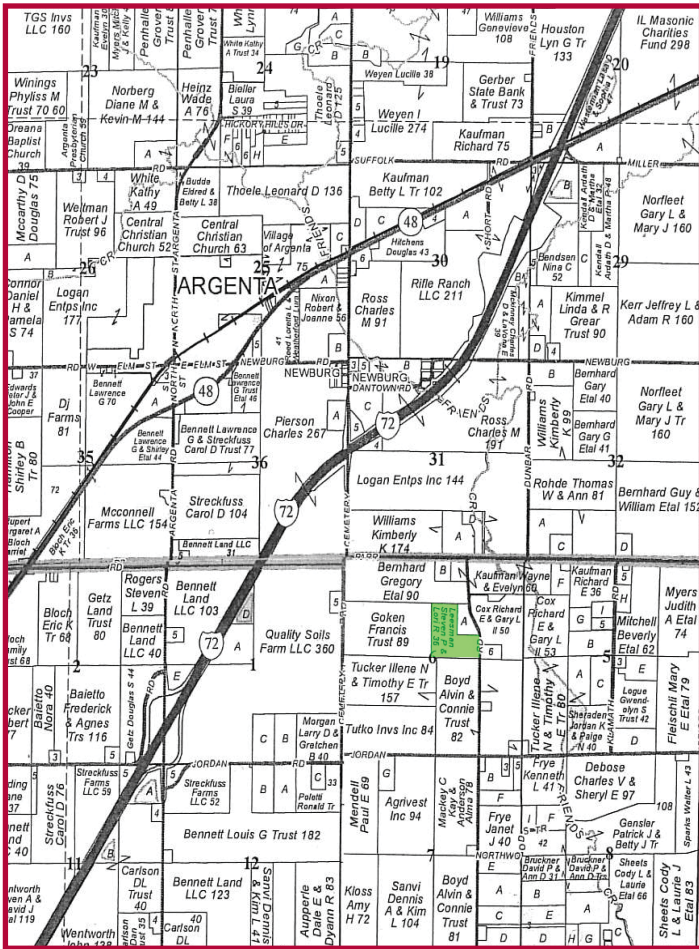


Leesman Farm

35.98 Acres - Top Quality Farmland

Whitmore Township, Macon County

The Leesman farmland is located 2 miles southeast of Argenta, Illinois with frontage on Dunbar Road - - approximately 2 miles east of Interstate 72 Interchange. The soils are primarily Dana and Flanagan with an overall productivity index of 135.6. 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 Agri Data.

▼ Farm Operator and Lease

Kurt Robson of Cisco, Illinois has successfully operated this farm for a number of years under the terms of a cash rent lease. Corn and soybeans are the primary crops grown in the area.

▼ Location

The Leesman farm is located 2 miles southeast of Argenta with access onto Dunbar Road. It also has convenient access off of Interstate 72 Interchange which is located 2 miles to the west. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Leesman farm. A detailed legal description from a title insurance commitment will be available upon request.

E 1/2 S 1/2 N 1/2 W Of Public Rd (Ex Beg At Pt On E Ln SW 1/4 NE 1/4 Sd Pt Being 627.27/N Se Cor SW 1/4 NE 1/4 Th Nwrlly 710.94 Th N840.73 Serly), all in Section 6, T 17 N, R 4 E, of the 3rd P.M., in Macon County, IL.

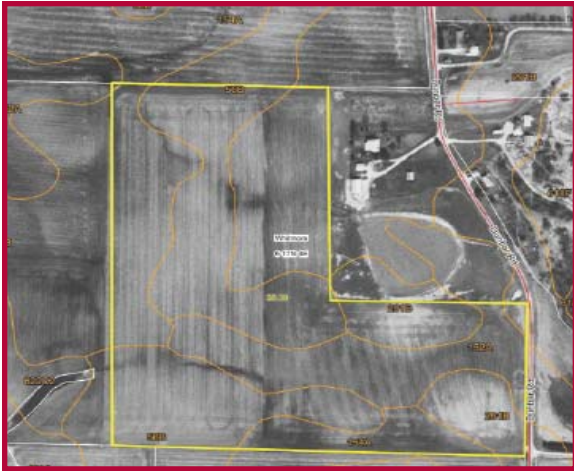
▼ FSA Data

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

Farm No.:	5309
Tract No.:	5941
Total Acres	35.40
Tillable Acres	35.40
Corn Base Acres	31.30
PLC Corn Yield	199
Soybean Base Acres	4.10
PLC Soybean Yield	52

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 Leesman 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>
56	Dana silt loam	13.11	37.0%	129.7	138.6
154	Flanagan silt loam	12.53	35.5%	144.0	160.0
152	Drummer silty clay loam	5.78	16.3%	144.0	150.0
291	Xenia silt loam	3.97	11.2%	116.8	123.8
Weighted Averages		35.39	100%	135.6	146.4
Non-tillable		0.59			
Total		35.98			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Leesman farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2023 Taxes Payable in 2024</u>	<u>Rate Per Acre</u>
18-09-06-200-013	35.98	\$23,763	\$1,691.80	\$47.02

▼ 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.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. 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 Leesman 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 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 Leesman farmland for sale as follows:

35.98 acres @ \$15,750 per acre = \$566,685 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:

Ryan E. Aupperle, AFM
Managing Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA
Designated Managing Broker

Office: (217) 876-7700

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



Heartland Ag Group, Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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