



Heartland Ag
Group Ltd.

Farmland For Sale

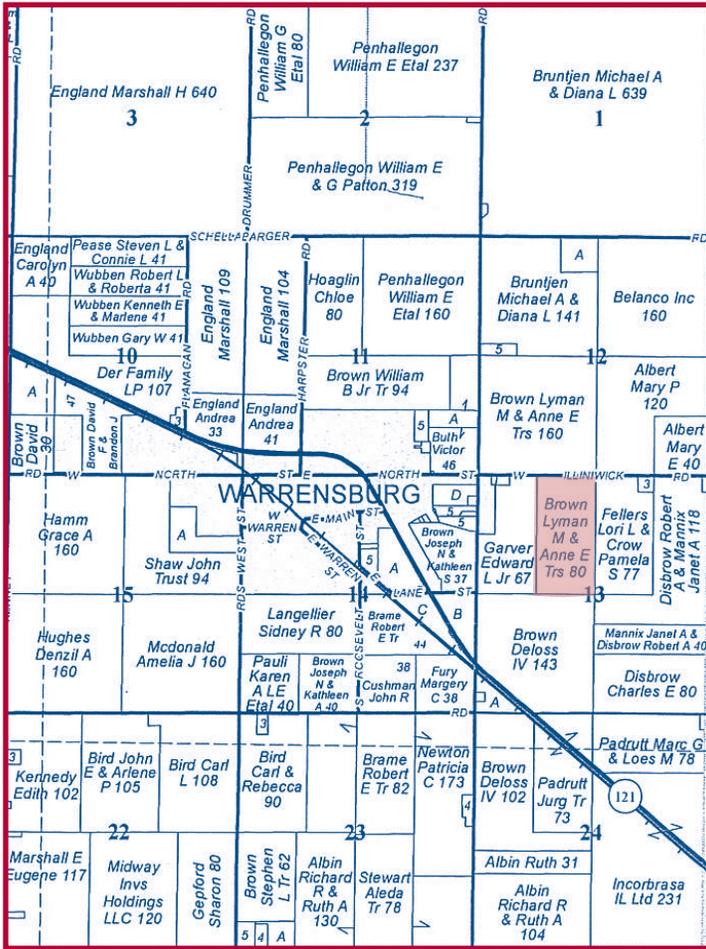


Lyman Brown Farm

80.00 Acres - Prime Farmland

**Illini Township
Macon County, Illinois**

The Lyman Brown Farm is located directly east of Warrensburg, Illinois. The soils are primarily Flanagan, Drummer, Peotone, and Catlin with a productivity index of 141.7. 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.

▼ Farm Operator and Lease

The Lyman Brown Farm is being operated under the terms of a modified crop share lease for year 2020 by Mike Timmons. The primary crops grown in the area are corn and soybeans. Mike and his son Michael do an excellent job and would like to continue their farming operation for the new owners.

▼ FSA Data

The following information is part of a larger overall ownership unit and was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois:

Farm No:	7607
Tract No.	1965
Total Acres	79.47
Tillable Acres	79.47
Corn Base Acres	68.06
PLC Yield	174
Soybean Base Acres	11.41
PLC Yield	50

▼ Location

The Lyman Brown Farm is located directly east of Warrensburg, Illinois on the south side of Illiniwick Road. Public access to the property is provided by County Highway 20/Illiniwick Road on the north boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

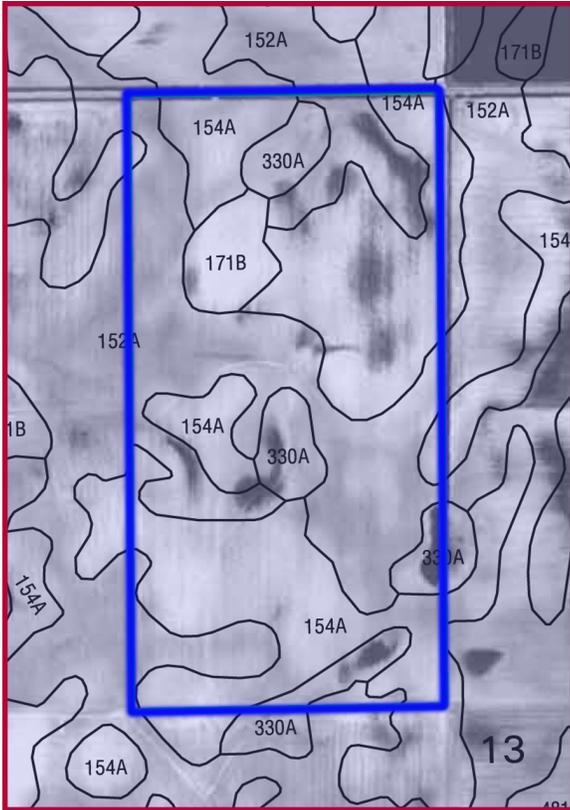
▼ Legal Description

Here is a brief legal description of the Lyman Brown Farm:

Parcel ID #08-06-13-100-008 & #08-06-13-100-009

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Seventeen North (T17N), Range One East (R1E) of the Third Principal Meridian (3rd PM), Illini Township, Macon County, Illinois (containing 80.00 acres more or less).

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Lyman Brown Farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	37.60	47.3%	144.0	160.0
152	Drummer silty clay loam	30.80	38.7%	144.0	150.0
330	Peotone silt loam	7.60	9.6%	123.0	120.0
171	Catlin silt loam	3.50	4.4%	136.6	143.65
Weighted Averages		79.50	100%	141.7	151.6
Non-tillable		0.50			
Total		80.00			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Lyman Brown Farm:

Parcel ID #	Acres	2019 Assessed Value	2019 Taxes Payable in 2020	Rate Per Acre
08-06-13-100-008	40.00	\$26,308	\$2,161.56	\$54.04
08-06-13-100-009	40.00	\$25,962	\$2,133.14	\$53.33
	80.00	\$52,271	\$4,294.70	\$53.68

▼ 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 Lyman Brown 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 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 Lyman Brown Farm for sale as follows:

80.00 acres @ \$11,250 per acre = \$900,000 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 - Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA - Managing Broker

Office: (217) 876-7700

E-mail: dale@heartlandaggroup.com

Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive
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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*. -