



Heartland Ag
Group Ltd.

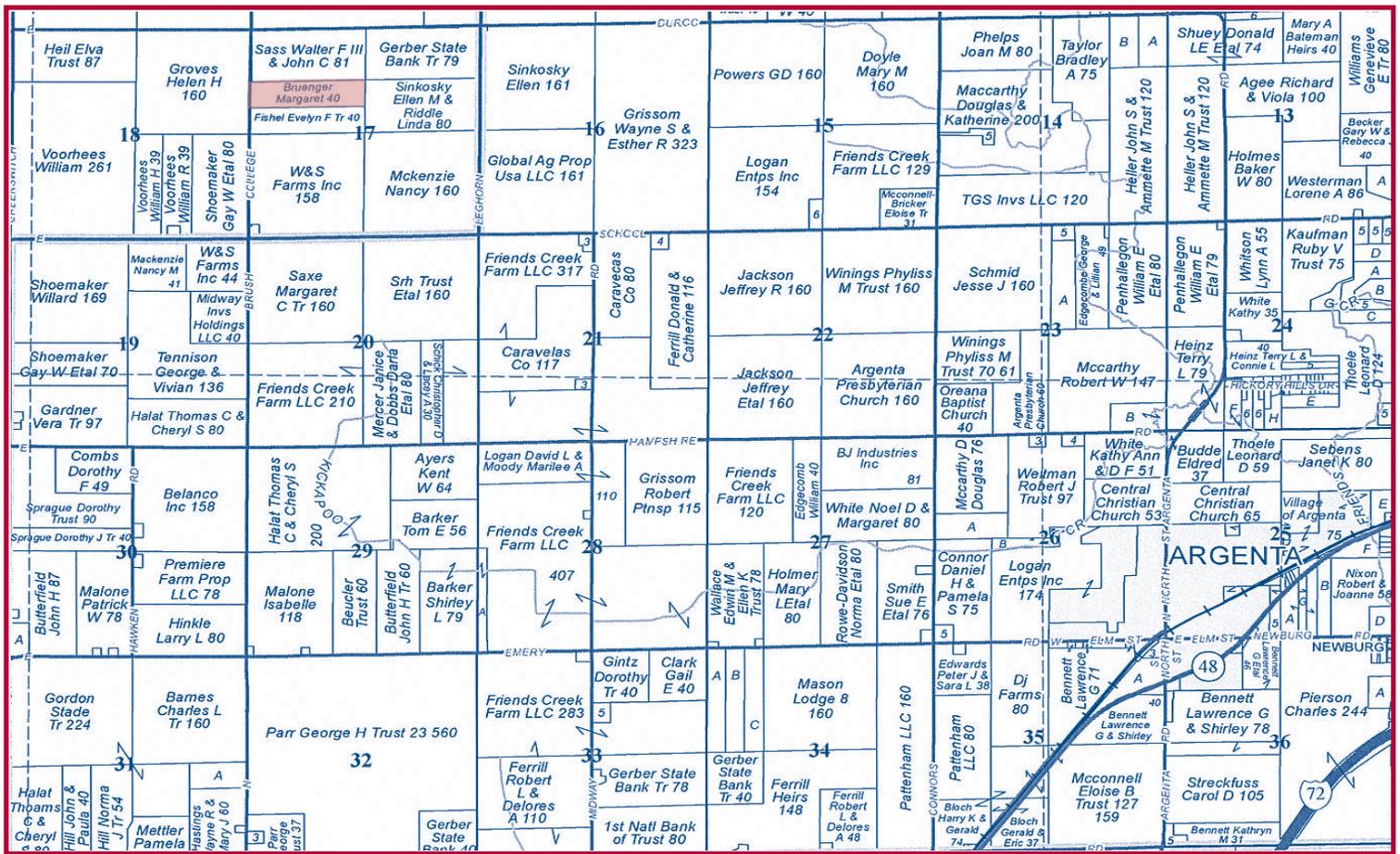
Farmland For Sale

Margaret Bruenger Farm

40.00 Acres
Excellent Farmland

Friends Creek Township
Macon County, Illinois

The Margaret Bruenger farmland is located 4 miles northwest of Argenta, Illinois. The soils are primarily Ipava, Harpster, Hartsburg and Sable with a productivity index of 138.3. 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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▼ Location

The Margaret Bruenger farmland is located 4 miles northwest of Argenta, Illinois. Public access to the property is provided by a township road located on the west property line. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Margaret Bruenger farmland.

Parcel ID #10-03-17-100-002 (40.00 acres)

The North Half (N 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Eighteen North (T18N), Range Three East (R3E) of the 3rd Principal Meridian, Friends Creek Township, Macon County, Illinois.

▼ Farm Operator and Lease

The Margaret Bruenger farm is being operated under the terms of a cash rent lease for year 2018 by Larry Groves. The primary crops grown in the area are corn and soybeans. Larry Groves does an excellent job of farming and would like to continue his farming operation for the new owners.

▼ FSA Data

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

Farm No:	7385
Tract No:	7662
Total Acres	40.17
Tillable Acres	40.17
Corn Base Acres	19.50
PLC Corn Yield	178
Soybean Base Acres	20.50
PLC Soybean Yield	45

Note - The Macon County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Margaret Bruenger farmland (*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)
43	Ipava silt loam	19.32	48.3%	142.0	160.0
67	Harpster silty clay loam	11.62	29.1%	133.0	135.0
244	Hartsburg silty clay loam	5.90	14.8%	134.0	140.0
68	Sable silty clay loam	3.16	7.8%	143.0	155.0
Weighted Averages		40.00	100%	138.3	149.4
Non-tillable		0.00			
Total		40.00			

▼ Tax Information

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

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable in 2017	Rate Per Acre
10-03-17-100-002	40.00	\$18,259	\$1,639.15	\$40.97

▼ 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 Margaret Bruenger 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.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Margaret Bruenger farmland for sale as follows:

40.00 acres @ \$10,500 per acre = \$420,000 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:

Dale E. Aupperle, AFM, ARA
President - Heartland Ag Group Ltd.

1401 Koester Drive, Suite 100

Forsyth, IL 62535

Office: (217) 876-7700

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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*. -