



Heartland Ag  
Group Ltd.

# Farmland For Sale

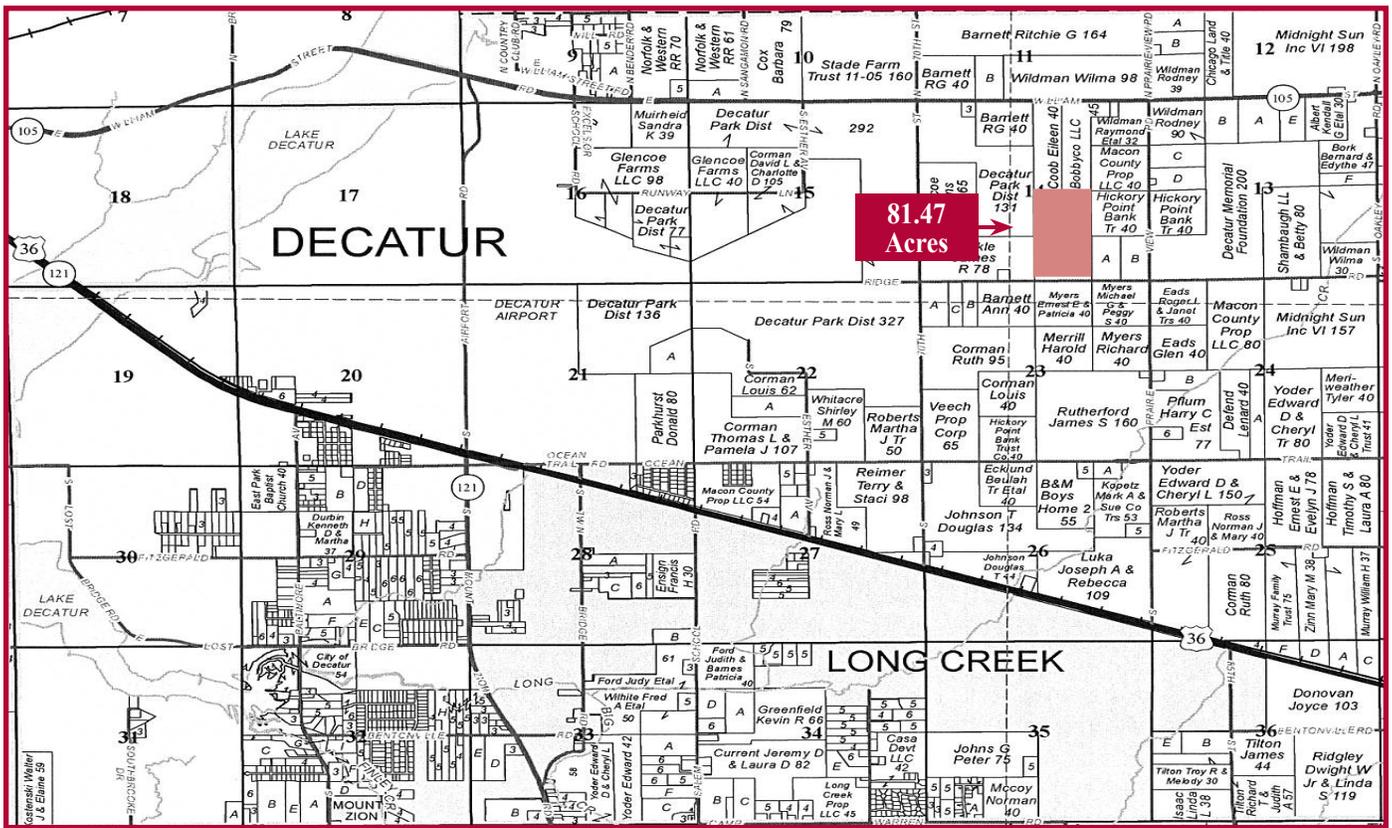


## Martha C. Hall Trust Farm

**81.47 Acres - Prime Farmland**

**Long Creek Township  
Macon County, Illinois**

The Martha C. Hall Trust Farm is located 1 1/2 miles east of the Decatur Airport (*1 1/2 miles north of Long Creek, Illinois*), in Macon County. Access is provided by Ridge Road which forms the south boundary of the farm. The soils include Drummer-Milford and Flanagan with an overall productivity index of 138.6. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

### ▼ Location

The Martha C. Hall Trust farm is located 1 1/2 miles east of the Decatur Airport (1 1/2 miles north of Long Creek, Illinois), in Macon County. Access is provided by Ridge Road which forms the south boundary of the farm. Our Heartland Ag Group Ltd. signs mark the property.

### ▼ Legal Description

Here is a brief legal description for the Martha C. Hall Trust farm:

**Parcel ID # 09-13-14-400-004 (80.0 acres)**

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township Sixteen (16) North, Range Three (3) East of the Third Principal Meridian (3rd P.M.), situated in Macon County, Illinois.

### ▼ Farm Operator and Lease

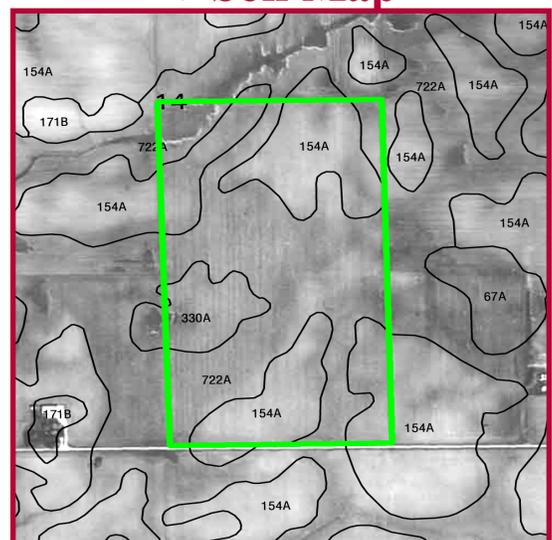
The Martha C. Hall Trust farm is operated by Mike Myers of Oakley under the terms of a flexible cash rent lease which expires December 31, 2015. Mike does an excellent job of farming and would like to continue his operation on this farmland. Corn and soybeans are the primary crops grown.

### ▼ Soil Productivity

Soil types and productivity ratings on the Martha C. Hall Trust farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acre	% of Farm	Productivity Index (811)	Productivity Index (1156)
722	Drummer-Milford silty clay	43.71	53.4%	137.0	150.0
154	Flanagan silt loam	31.56	38.5%	144.0	160.0
330	Peotone silty clay loam	6.61	8.1%	123.0	120.0
<b>Weighted Averages</b>		<b>81.88</b>	<b>100%</b>	<b>138.6</b>	<b>151.4</b>
Non-tillable		-0.41			
<b>Total</b>		<b>81.47</b>			

### ▼ Soil Map



## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

## ▼ FSA Data

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

Farm No.	5147
Tillable Acres	81.88
Corn Base Acres	40.80
Direct Payment Corn Yield	124
Counter-cyclical Payment Corn Yield	162
Soybean Base Acres	40.70
Direct Payment Soybean Yield	34
Counter-cyclical Payment Soybean Yield	41

*Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.*

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Martha C. Hall Trust farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
09-13-14-400-004	80.00	\$39,505	\$2,781.84	\$34.77

## ▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Martha C. Hall Trust 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.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Martha C. Hall Trust farm for sale as follows:

**81.47 acres @ \$12,500 per acre for a total of \$1,018,375**

## ▼ 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  
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Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



Heartland Ag Group Ltd.  
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## Experience & Expertise in Farmland Marketing

### ▼ Real Estate Sales/Acquisitions and Auction

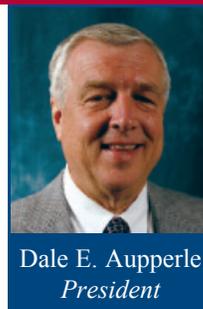
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ 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  
*Farm Manager*



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