



Heartland Ag  
Group Ltd.

# Farmland For Sale



## Mayo Clinic-Stade Farm

**40.00 Acres - Prime Farmland**

**Maroa Township, Macon County**

The Mayo Clinic-Stade Farm is located 3 miles northeast of Forsyth, Illinois in Macon County. Access is provided by an oil and chip township road which forms the north boundary of the farm. The soils include Ipava, Sable and Catlin with a productivity index of 141.5. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Farm Operator and Lease

The Mayo Clinic-Stade Farm is being operated by Schwarze Enterprises LLC under the terms of a cash rent lease for 2025. Corn and soybeans are the primary crops grown on this farm and in the area. Schwarze Enterprises does an excellent job of farming and would like to continue their farming operation for the purchaser.

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Mayo Clinic-Stade Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2024 Assessed Value</u>	<u>2024 Taxes Payable in 2025</u>	<u>Rate Per Acre</u>
10-02-36-200-004	40.00	\$32,165	\$2,417.58	\$60.44

## ▼ FSA Data

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

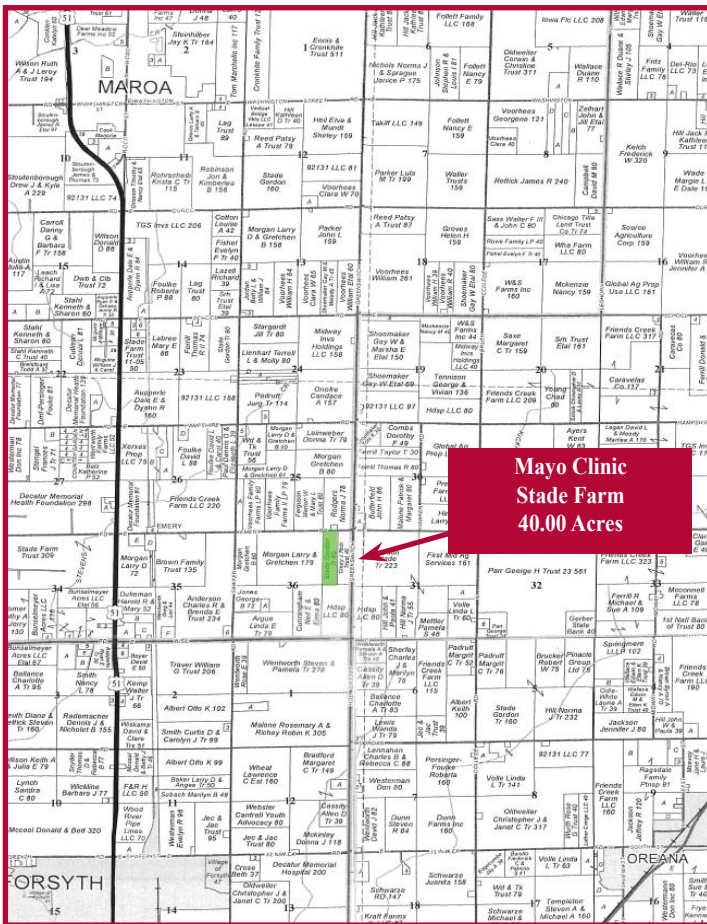
Farm No:	7529
Tract No:	5390
Tillable Acres	39.55
Corn Base Acres	26.06
PLC Corn Yield	170
Soybean Base Acres	13.31
PLC Soybean Yield	54

*Note - The Macon County FSA office has verified there is no highly erodible designation on this field. The wetland determination is incomplete.*

## ▼ Aerial Photograph



Aerial photograph was provided by the Macon County FSA



Mayo Clinic  
Stade Farm  
40.00 Acres

Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Mayo Clinic-Stade Farm is located 3 miles northeast of Forsyth, Illinois in Macon County. Access is provided by an oil and chip township road which forms the north boundary of the farm. **Our Heartland Ag Group Ltd.** signs mark the property.

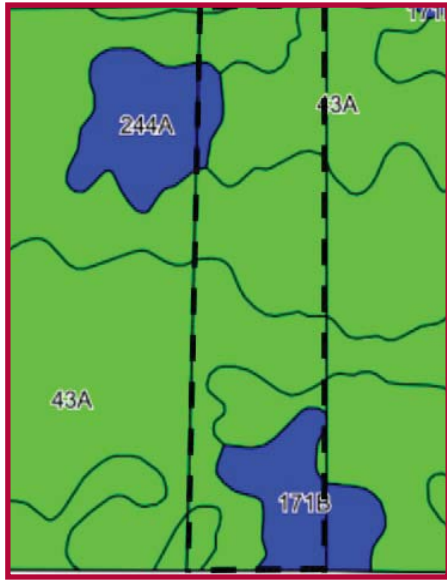
## ▼ Legal Description

A detailed legal description to this property is available in the title insurance policy we will provide upon request. Here is a brief legal description for the Mayo Clinic-Stade Farm:

**Parcel #: 10-02-36-200-004 (40.00 acres)**

The West Half (W 1/2) of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 18 North, Range 2 East of the Third Principal Meridian, Macon County, Illinois.

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Mayo Clinic-Stade 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)
43	Ipava silt loam	16.79	42.5%	142.0
68	Sable silty clay loam	15.91	40.2%	143.0
171	Catlin silt loam	5.78	14.6%	137.0
244	Hartsburg silty clay loam	1.07	2.7%	134.0
<b>Weighted Averages</b>		<b>39.55</b>	<b>100%</b>	<b>141.5</b>
Non-tillable		0.45		
<b>Total</b>		<b>40.00</b>		

## ▼ Wind Farm Lease

This farmland is located within the parameters of the RWE Clean Energy Wind Project. A contract (option) spelling out the terms of the wind farm lease is available upon request. There is not a tower on the farm. Annual acreage payments are projected to be \$25.00 per acre indexed to inflation. Call us for details.

## ▼ 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 Mayo Clinic-Stade 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 Mayo Clinic-Stade farmland for sale as follows:

**40.00 acres @ \$18,000 per acre = \$720,000 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](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://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

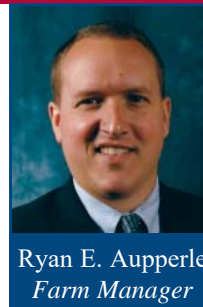
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

### ▼ 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*. -