



Heartland Ag
Group Ltd.

Farmland For Sale

Thatcher-McKinney Farms

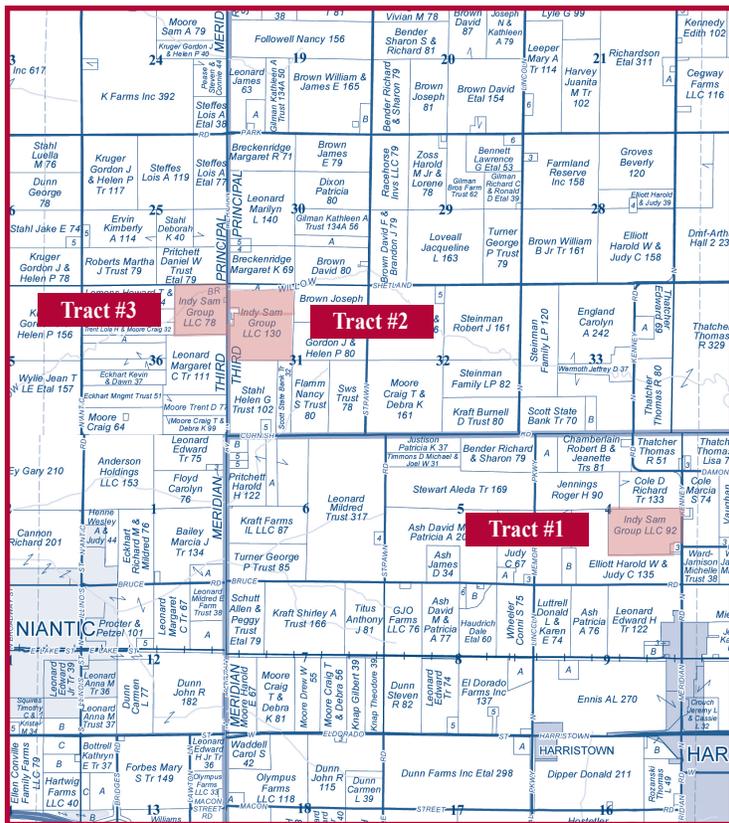
Tract #1 - 92.45 Acres

Tract #2 - 128.75 Acres

Tract #3 - 79.00 Acres

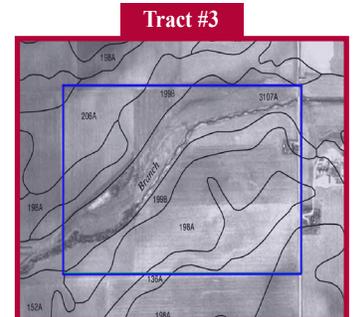
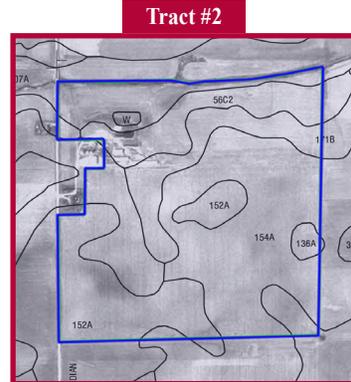
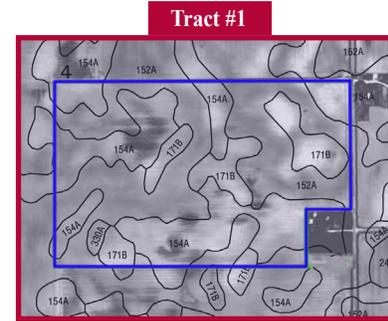
**Harristown, Illini, & Niantic Townships
Macon County, Illinois**

The Thatcher-McKinney Farms are located just north of the Niantic/Harristown area. These three tracts of land have productivity indexes ranging from 134.7 to 142.7! Soils include Drummer, Flanagan, and Catlin. *Don't miss this investment opportunity to buy an individual tract or all three farms together.* **Heartland Ag Group Ltd. signs mark the property.**



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▼ Soil Maps



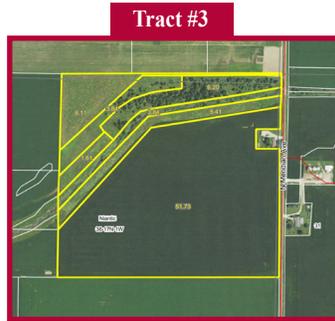
▼ Aerial Photographs



Tract #1



Tract #2



Tract #3

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:	7122	5886
Total Acres	301.18	6.15
Tillable Acres	290.88	6.15
CRP Acres	17.00	6.15
Corn Base Acres	268.40	
PLC Corn Yield	196	
Soybean Base Acres	5.48	
PLC Soybean Yield	52	

Note - The Macon County FSA office has provided detailed 156EZ summaries along with aerial photographs that are available upon request.

▼ 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers.

▼ Tax Information

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

Tract #1

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
06-11-04-400-009	52.45	\$36,905	\$2,969.94	\$56.62
06-11-04-400-007	40.00	\$27,506	\$2,213.56	\$55.34
Total	92.45	\$64,411	\$5,183.50	\$56.07

Tract #2

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
08-06-31-100-004	120.42	\$75,651	\$6,547.68	\$54.37
08-06-31-100-008	8.33	\$2,989	\$258.70	\$31.06
Total	128.75	\$78,640	\$6,806.38	\$52.87

Tract #3

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
13-05-36-200-002	39.00	\$20,066	\$1,667.52	\$42.76
13-05-36-200-001	40.00	\$23,007	\$1,911.92	\$47.80
Total	79.00	\$43,073	\$3,579.44	\$45.31

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the McKinney 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 McKinney farmland for sale as follows:

Tract #1 - 92.45 acres @ \$17,750 per acre = \$1,640,987.50
Tract #2 - 128.75 acres @ \$17,000 per acre = \$2,188,750.00
Tract #3 - 79.00 acres @ \$13,500 per acre = \$1,066,500.00

▼ 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 - Managing Broker
 Office: (217) 876-7700
 E-mail: dale@heartlandaggroup.com
 Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
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
Farm Manager



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