



Heartland Ag
Group Ltd.

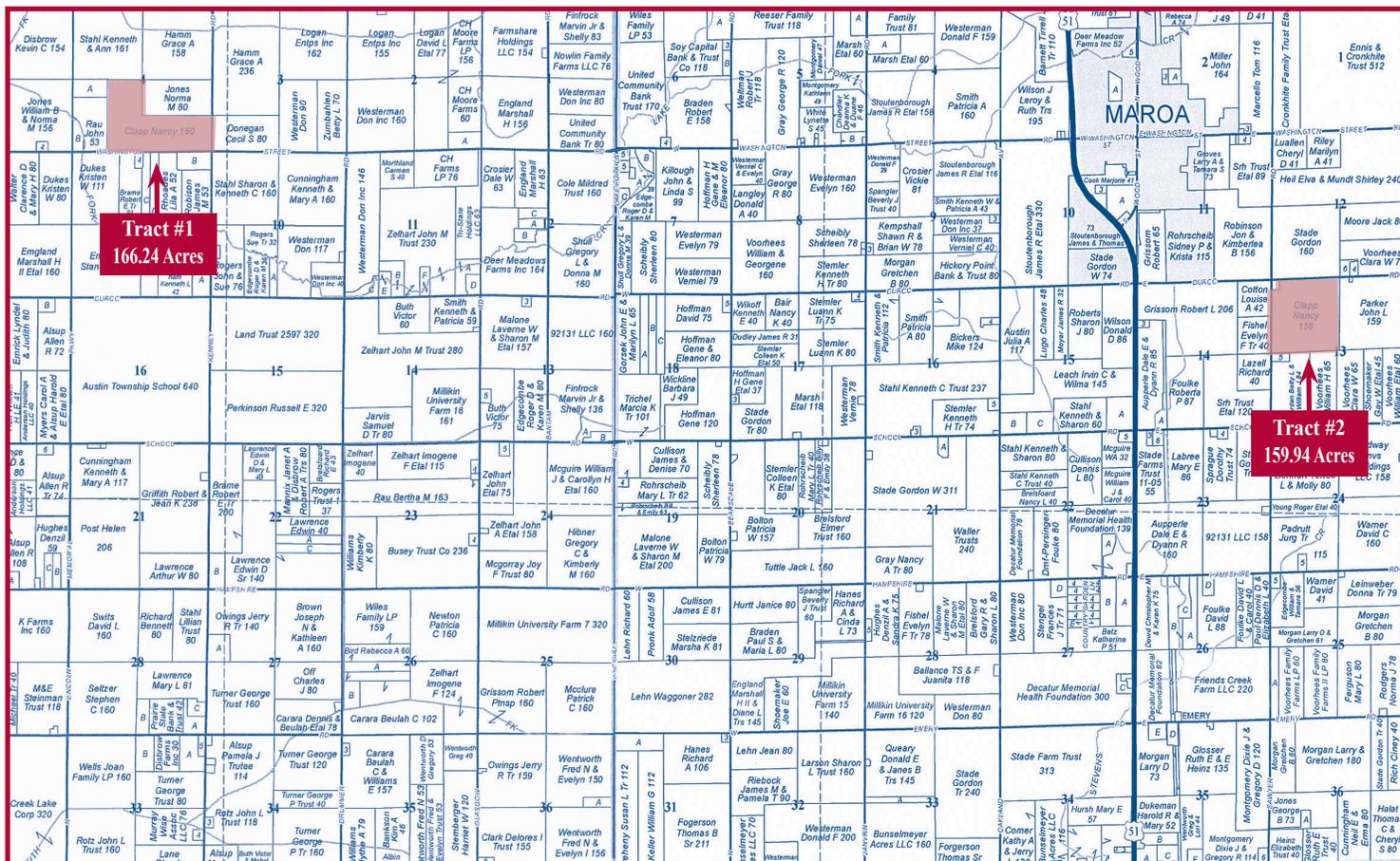
Farmland For Sale

Nancy Clapp Farms

Tract #1 - 166.24 Acres
Tract #2 - 159.94 Acres
Excellent Farmland

Austin & Maroa Townships
Macon County, Illinois

The Nancy Clapp farms are located in northern Macon County near the town of Maroa, Illinois. The soils are primarily Sable, Ipava and Sawmill with productivity indexes ranging from 140.7 to 142.4. Details on these farms 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

Tract #1 is located 6 1/2 miles directly west of Maroa on Washington Street. Tract #2 is 1/2 mile southeast of Maroa. Both tracts are accessible by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Soil Productivity

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

▼ Legal Description

Here is a brief legal description for the Nancy Clapp farmland:

Tract #1 - Parcel ID #01-01-04-300-005 (160.00 acres)

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) and the East Half (E 1/2) of the Southwest Quarter (SW 1/4) all in Section 4, Township 18 North, Range 1 East of the 3rd P.M., Situated in Austin Township, Macon County, Illinois.

Tract #2 - Parcel ID #10-02-13-100-003 (157.50 acres)

The Northwest 1/4, of Section 13, Township 18 North, Range 2 East of the Third Principal Meridian, Macon County, Illinois, EXCEPT that part described as follows: Beginning at an iron pin over a stone marking the Northwest corner of said Section 13; thence 87°36'20"E.-300.00 feet along the North line of the Northwest 1/4, of said Section 13 to a railroad spike set; thence S.0°21'32"W.-363.00 feet to an iron pin set; thence S.87°36'20"W.-300.00 feet to a railroad spike set on the West line of the Northwest 1/4, of said Section 13; thence N.0°21'32"E.-363.00 feet along said West line to the point of beginning.

▼ Survey

Both tracts of farmland have been surveyed in July 2017 by Cox Land Surveying. A copy of the survey is available upon request.

Tract #1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	59.52	36.3%	143.0	155.0
43	Ipava silt loam	41.40	25.2%	142.0	160.0
107	Sawmill silty clay loam	22.80	13.9%	139.0	140.0
86	Oscos silt loam	18.30	11.1%	139.6	148.5
198	Elburn silt loam	11.80	7.2%	143.0	155.0
70	Beaucoup silty clay loam	8.30	5.1%	132.0	135.0
83	Wabash silty clay loam	1.90	1.2%	116.0	105.0
Weighted Averages		164.02	100%	140.7	151.6
Non-tillable		2.22			
Total		166.24			

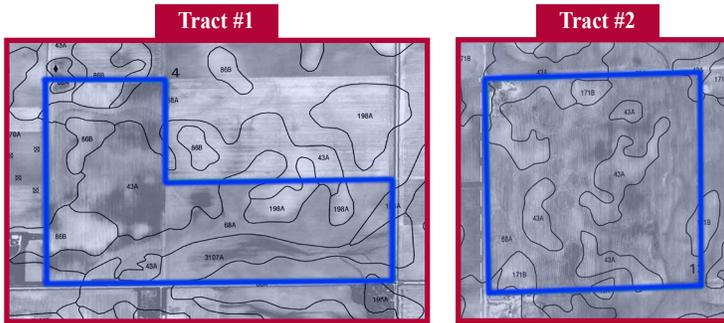
Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	109.62	69.7%	143.0	155.0
43	Ipava silt loam	39.40	25.0%	142.0	160.0
171	Catlin stl loam	8.30	5.3%	136.6	143.6
Weighted Averages		157.32	100%	142.4	155.6
Non-tillable		2.62			
Total		159.94			

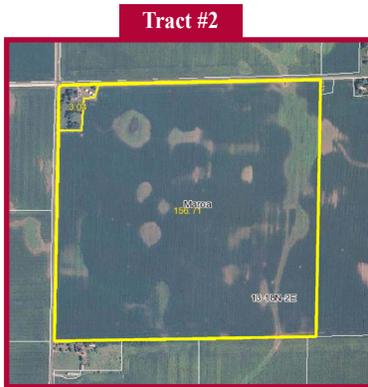
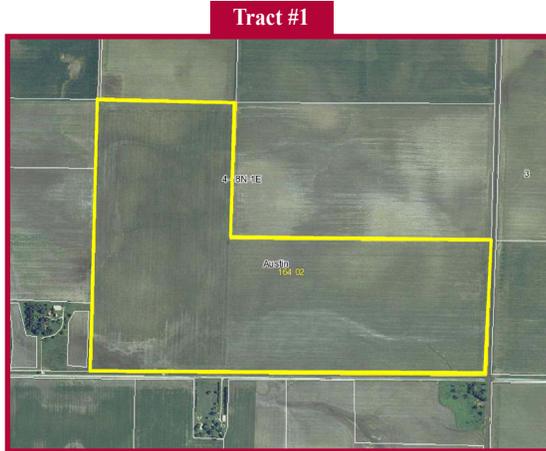
▼ Farm Operator and Lease

The Nancy Clapp farms are being operated under the terms of a flexible cash rent lease for year 2017 by Michael Myers. Corn and soybeans are the primary crops grown in the area. Michael does an excellent job and would like to continue his farming operation for the new owners.

▼ Soil Maps



▼ Aerial Photographs



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:

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	7415	7415
Tract No:	26	334
Tillable Acres	164.02	157.32
Corn Base Acres	95.62	91.71
PLC Corn Yield	156	156
Soybean Base Acres	67.95	65.17
PLC Soybean Yield	48	48

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 Nancy Clapp farmland:

Tract #1

<u>Parcel ID #</u>	<u>Acres</u>	<u>2016 Assessed Value</u>	<u>2016 Taxes Payable in 2017</u>	<u>Rate Per Acre</u>
01-01-04-300-005	160.00	\$80,601	\$6,136.62	\$38.35

Tract #2

<u>Parcel ID #</u>	<u>Acres</u>	<u>2016 Assessed Value</u>	<u>2016 Taxes Payable in 2017</u>	<u>Rate Per Acre</u>
10-02-13-100-003	157.50	\$85,603	\$6,694.24	\$42.50

▼ 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 Nancy Clapp 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 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 Nancy Clapp farmland for sale as follows:

Tract #1 - 166.24 acres @ \$10,500 per acre = \$1,745,520 in total
Tract #2 - 159.94 acres @ \$10,500 per acre = \$1,679,370 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
President - Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: (217) 876-7700
Fax: (217) 876-7724
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
Rural Appraiser



Heartland Ag Group, Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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