



Heartland Ag
Group Ltd.

Farmland For Sale



Nichols Farm

80.00 Acres - Prime Farmland

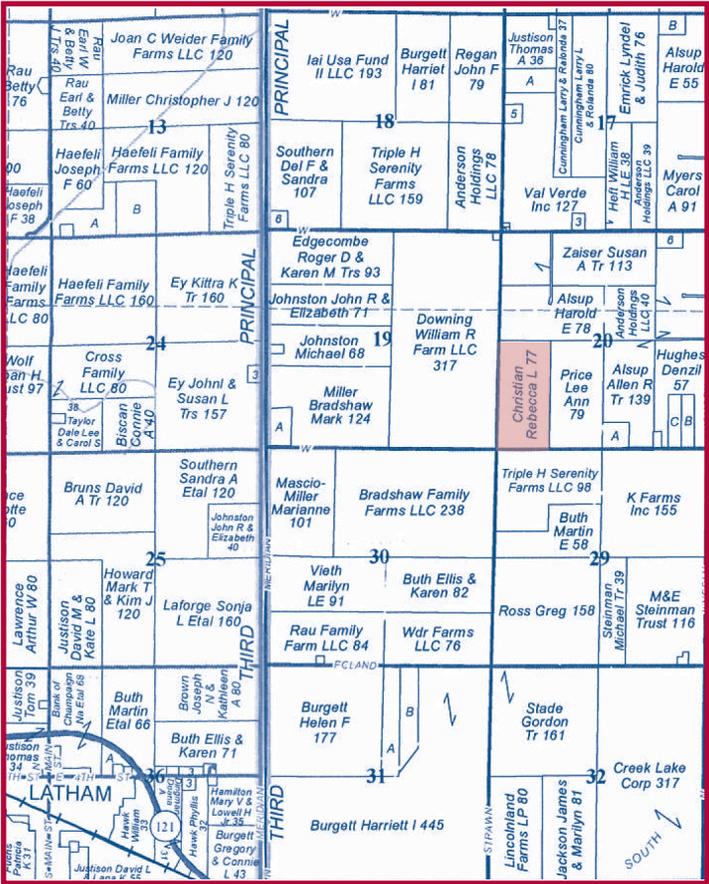
**Austin Township
Macon County, Illinois**

The Nichols Farm is located 2 miles northeast of Latham, Illinois. The soils are primarily Harpster, Osco, Ipava, and Sable with a productivity index of 136.4. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.



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▼ Farm Operator and Lease

The Nichols Farm is being operated under the terms of a crop share lease for year 2021 by Aaron Cunningham and Brian Miller. The primary crops grown in the area are corn and soybeans. Aaron and Brian do an excellent job and would like to continue their farming operation for the new owners.

▼ Location

The Nichols Farm is located 2 miles northeast of Latham, Illinois. Access to the property is provided by Hampshire Road (*south boundary*) and Strawn Road (*west boundary*). **Our Heartland Ag Group Ltd. signs mark the property.**

▼ FSA Data

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

▼ Legal Description

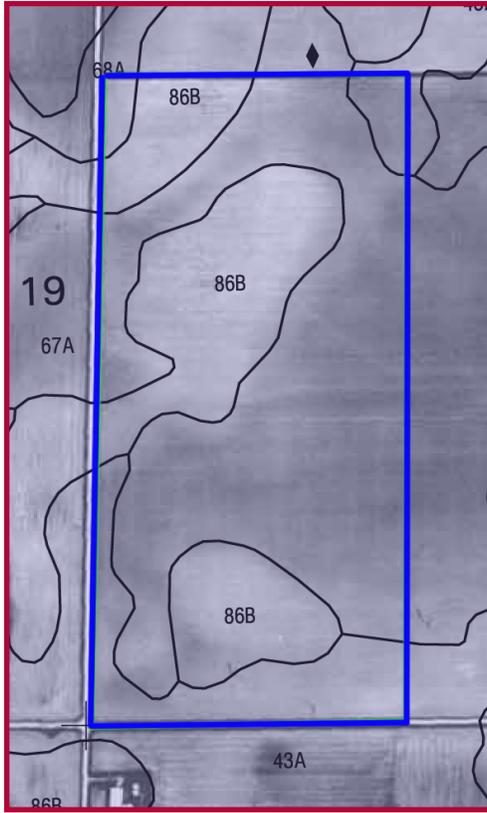
Here is a brief legal description of the Nichols Farm:

Parcel ID #01-01-20-300-003

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Eighteen North (T18N), Range One East (R1E) of the Third Principal Meridian (3rd PM), Austin Township, Macon County, Illinois.

Farm No:	7623
Tract No.	7814
Total Acres	78.60
Tillable Acres	78.60
Corn Base Acres	44.31
PLC Yield	163
Soybean Base Acres	34.27
PLC Yield	51

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Nichols Farm (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)
67	Harpster silty clay loam	41.63	53.7%	133.0	135.0
86	Oscos silt loam	24.97	32.2%	139.6	148.5
43	Ipava silt loam	10.05	13.0%	142.0	160.0
68	Sable silty clay loam	0.83	1.1%	143.0	155.0
Weighted Averages		77.48	100%	136.4	142.8
Non-tillable		2.52			
Total		80.00			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Nichols Farm:

Parcel ID #	Acres	2019 Assessed Value	2019 Taxes Payable in 2020	Rate Per Acre
01-01-20-300-003	80.00	\$37,007	\$2,834.58	\$35.43

▼ 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 Nichols 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 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 Nichols Farm for sale as follows:

80.00 acres @ \$13,500 per acre = \$1,080,000 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:

Ryan E. Aupperle, AFM

Managing Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA

Designated Managing Broker

Office: (217) 876-7700

E-mail: dale@heartlandaggroup.com

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*. -