



Heartland Ag  
Group Ltd.

# Farmland For Sale



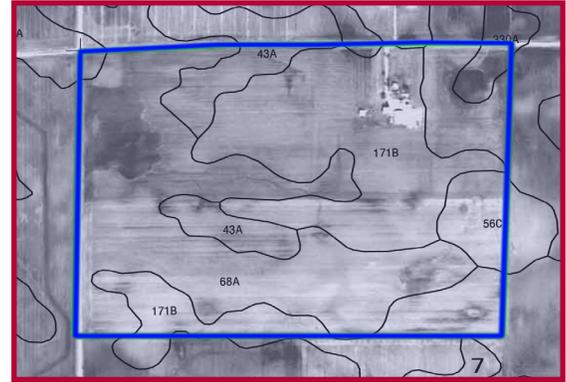
## Nicole Warner Farm

**156.80 Acres - Prime Farmland**

**Maroa Township  
Macon County, Illinois**

The Nicole Warner farmland is located 1 1/2 miles directly east of Maroa, Illinois. The soils are primarily Sable, Catlin, and Ipava with a productivity index of 139.2. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Nicole Warner farmland (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)
68	Sable silty clay loam	69.72	46.9%	143.0	155.0
171	Catlin silt loam	58.05	39.0%	136.6	143.6
43	Ipava silt loam	11.79	7.9%	142.0	160.0
56	Dana silt loam	6.66	4.5%	121.8	131.6
330	Peotone silty clay loam	2.46	1.7%	123.0	120.0
<b>Weighted Averages</b>		<b>148.68</b>	<b>100%</b>	<b>139.2</b>	<b>149.3</b>
Building Site Acres		3.86			
Non-tillable Acres		4.26			
<b>Total Acres</b>		<b>156.80</b>			

## ▼ FSA Data

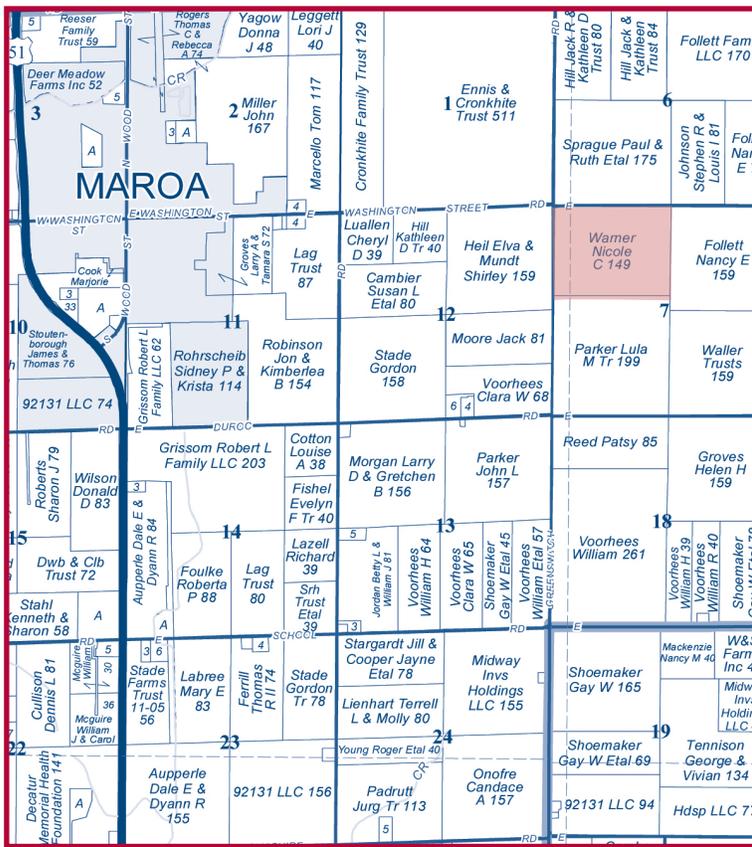
The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois:

Farm No.:	7785
Tract No.:	127
Total Acres	151.76
Tillable Acres	147.20
Corn Base Acres	86.69
PLC Corn Yield	147
Soybean Base Acres	57.1
PLC Soybean Yield	47

Note - The Macon County FSA office has verified there are no wetlands or highly erodible acreage identified in this property. Wetland determinations are incomplete.

## ▼ Farm Operator and Lease

The Nicole Warner farm is being operated under the terms of a cash rent lease for year 2021 by Chad Riley. The landowners will retain the 2021 rental payments. The primary crops grown in the area are corn and soybeans. Chad does an excellent job and would like to continue his farming operation for the new owners.



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Nicole Warner farm is located 1 1/2 miles directly east of Maroa, Illinois. Access to the farm is provided by township roads located on the north and west sides of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Below is a brief legal description of the Nicole Warner farm:

**Parcel ID #: 10-03-07-100-001 (149.31 acres)**

The West Half (W 1/2) of Section Seven (7) except the south 200 acres, Township Eighteen North (T18N), Range Three East (R3E) of the Third Principal Meridian (3rd PM), Macon County, Illinois.

## ▼ Tax Information

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

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
10-03-07-100-001	149.31	\$122,965	\$9,660.82	\$64.70

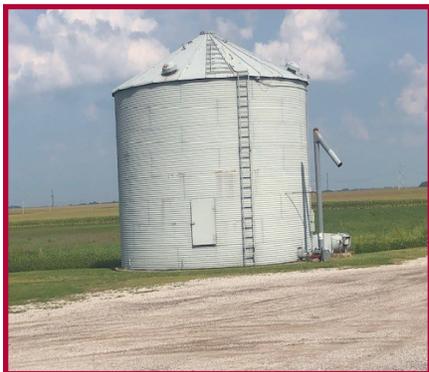
## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

## ▼ Building Site

The Nicole Warner farm building improvements are on a 3.86 acre building site and include a house, detached 1-car garage, detached 2-car garage, implement shed, and grain storage bin. The implement shed is 60' x 100' and was constructed in 1976. The grain bin is 27 ft. in diameter and has a capacity to dry and store approximately 10,000 bushels.



## ▼ Boundary Survey

Robert Cox did a boundary survey on this property which shows a total 156.80 acres. Please call us if you would like a copy of that Plat of Survey.

## ▼ 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 Nicole Warner 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 buyers or prospective buyers.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Nicole Warner farmland for sale as follows:

**156.80 acres @ \$15,000 per acre = \$2,352,000 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:

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*

*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*. -