



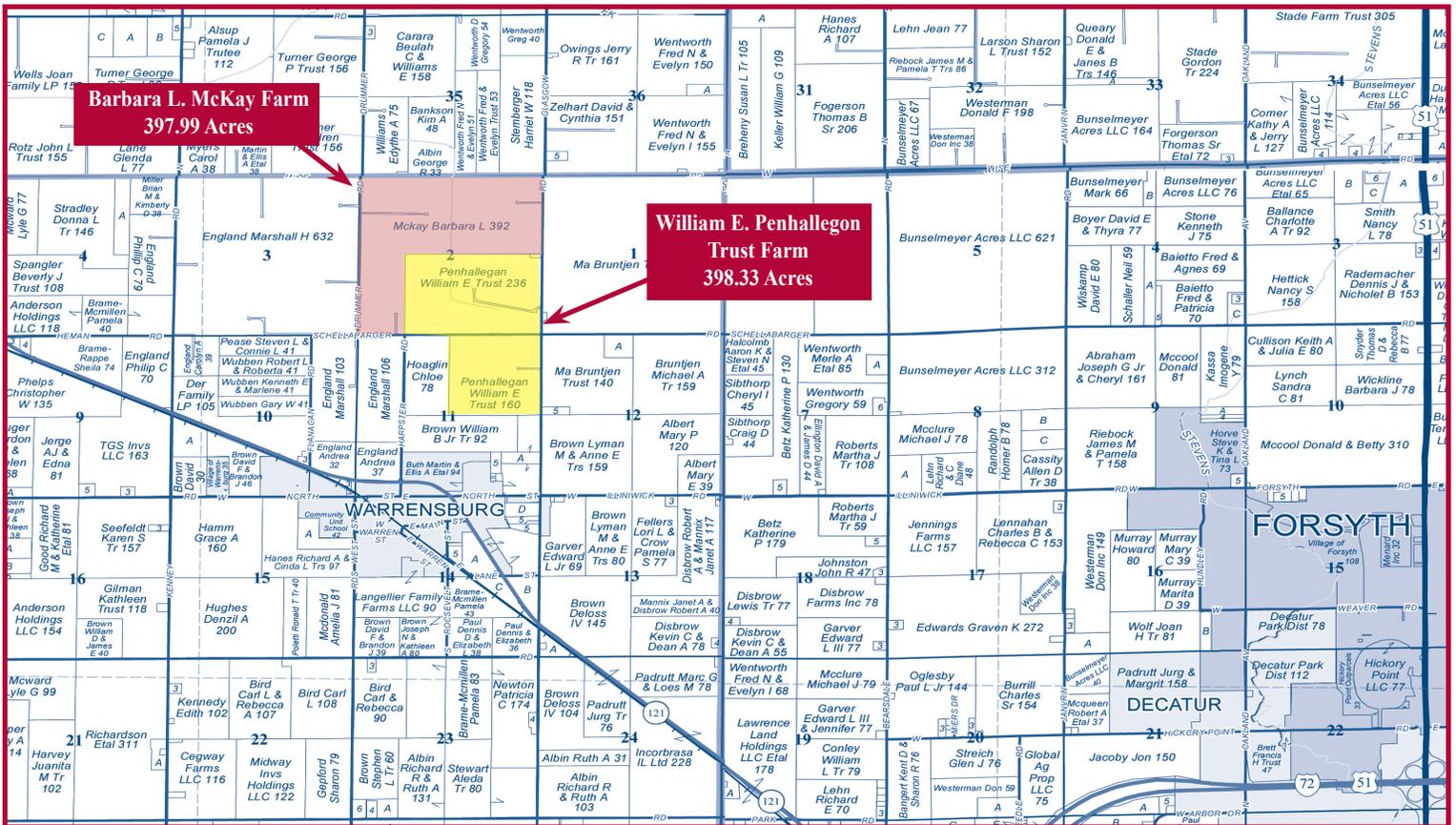
Heartland Ag  
Group Ltd.

# Farmland For Sale



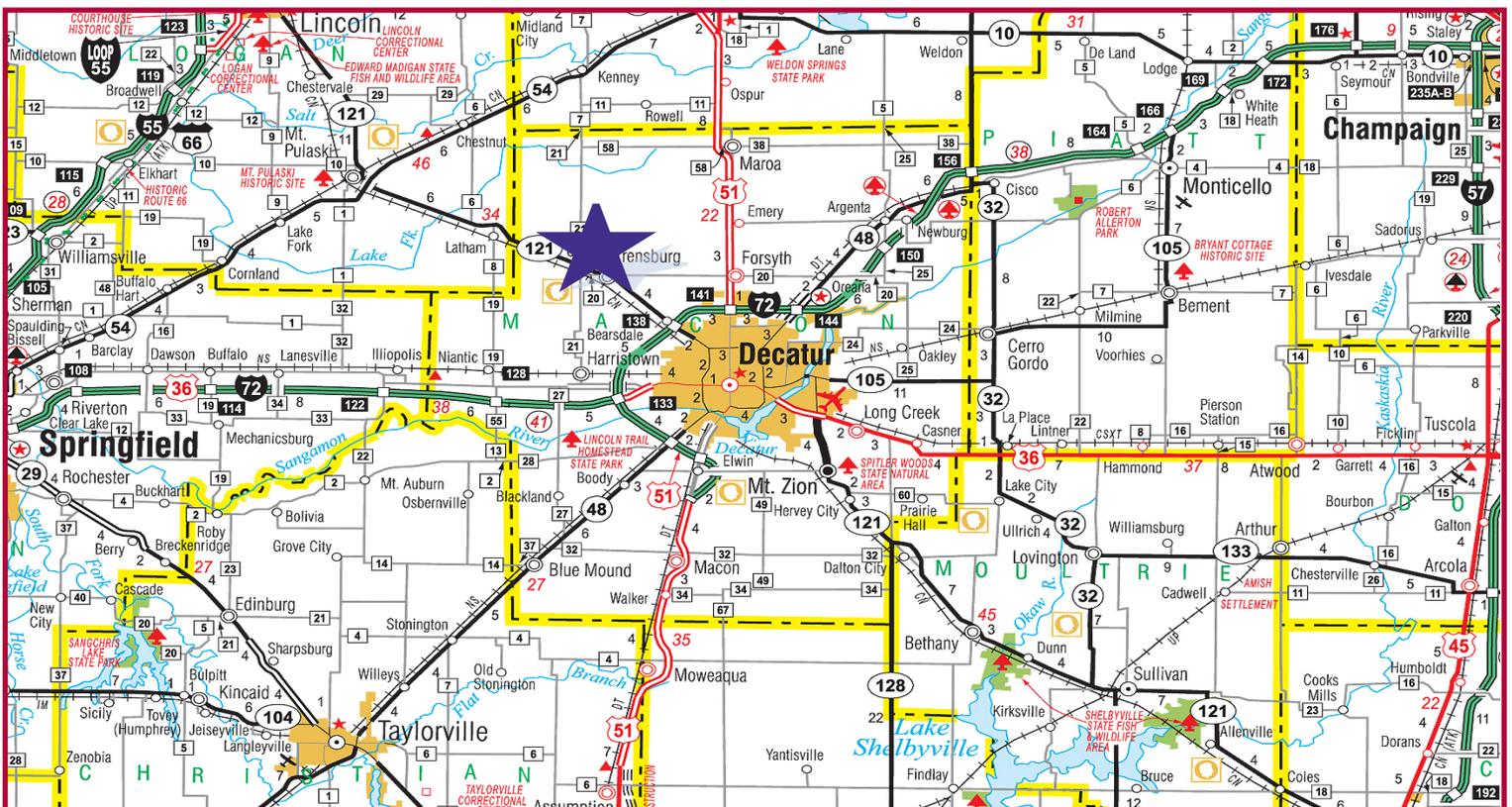
## William E. Penhallegon Trust Farm Barbara L. McKay Farm

The Penhallegon and McKay families are offering **796.32 contiguous acres** for sale - - *(which includes a 1 square mile tract)* and **5 wind turbines** in the Radford Run wind farm north of Warrensburg, IL. This is an incredibly unique opportunity to buy prime farmland in Illini Township, Macon County, Illinois.



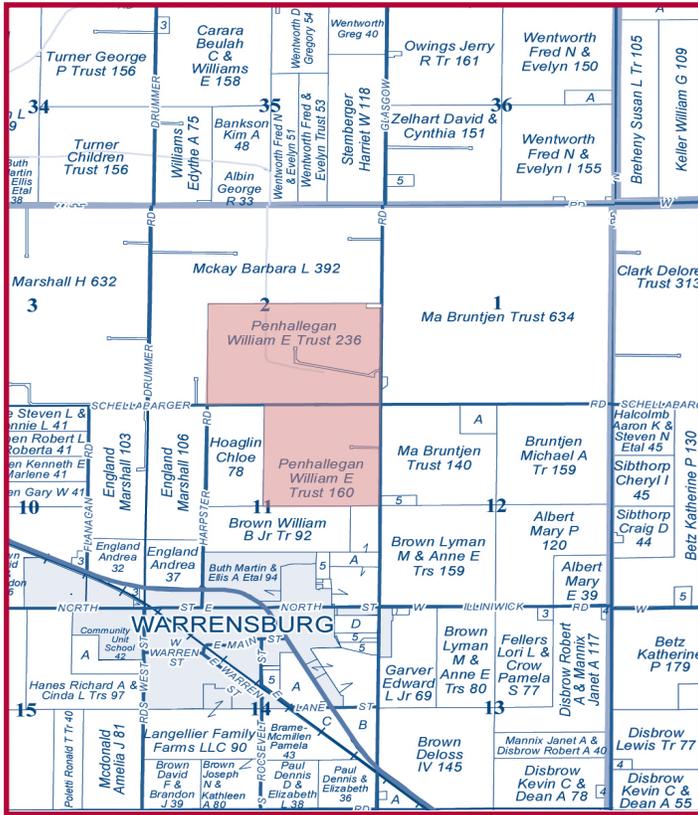
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The Penhallegon-McKay family farmland is located in Central Illinois (*directly north of Warrensburg*) which is about 4 miles northwest of Decatur. It is situated in Illini Township where you find some of the most prime soils in Illinois. It is a unique tract of land as the acreage is contiguous and contains a 1 square mile tract (*in Section 2*). This characteristic is very rare in our Central Illinois land market. The Penhallegon-McKay farms are highly visible as township roads form all of the boundaries. Major access to the area is provided by Interstate 72 (*5 miles south*) and State Route 121 which is located 1 mile south. **Don't miss this opportunity.**

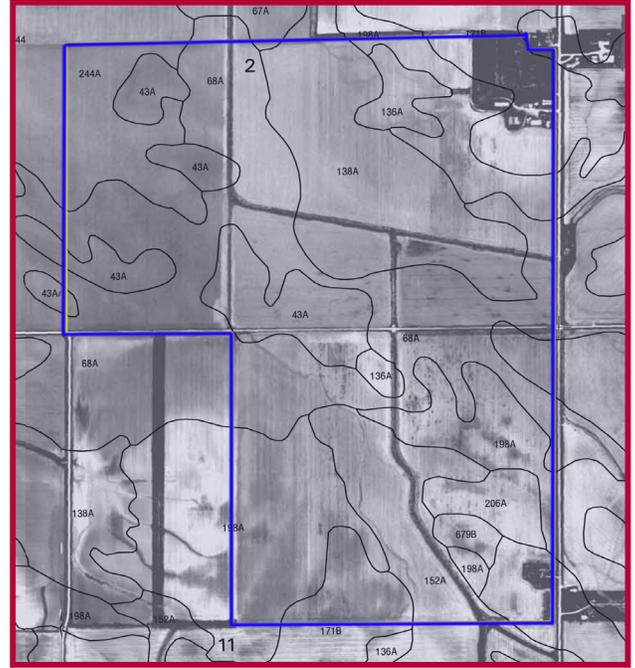


# William E. Penhallegon Trust Farm

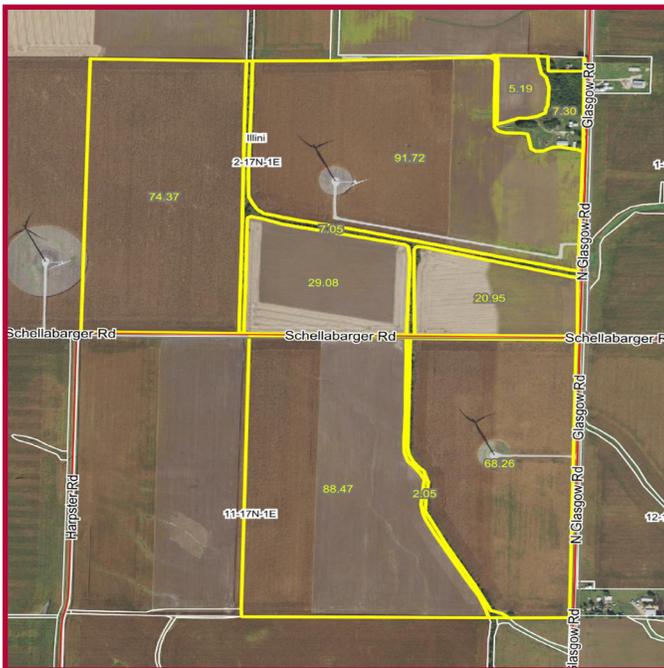
## ▼ Soil Map



Reprinted with permission of Rockford Map Inc.



## ▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

## ▼ Soil Productivity

Soil types and productivity ratings on the 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)
68	Sable silty clay loam	103.42	27.1%	143.0	155.0
198	Elburn silt loam	75.87	19.9%	143.0	155.0
138	Shiloh silty clay loam	56.59	14.8%	130.0	135.0
43	Ipava silt loam	35.61	9.3%	142.0	160.0
171	Catlin silt loam	34.57	9.1%	136.6	143.6
152	Drummer silty clay loam	29.37	7.7%	144.0	150.0
244	Hartsburg silty clay loam	22.42	5.9%	134.0	140.0
206	Thorp silt loam	10.07	2.6%	126.0	125.0
136	Brooklyn silt loam	9.83	2.5%	112.0	105.0
679	Blackberry silt loam	3.75	1.0%	140.6	143.6
67	Harpster silty clay loam	0.29	0.1%	133.0	135.0
<b>Weighted Averages</b>		<b>381.79</b>	<b>100%</b>	<b>138.7</b>	<b>148.0</b>
Non-tillable		<u>16.54</u>			
<b>Total</b>		<b>398.33</b>			

## ▼ FSA Data

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

	<u>Tract</u> <u>5577</u>	<u>Tract</u> <u>7928</u>
Farm No:	670	670
Total Acres	158.77	239.05
Tillable Acres	158.42	223.37
Corn Base Acres	81.62	115.19
PLC Corn Yield	158	158
Soybean Base Acres	76.46	107.92
PLC Soybean Yield	49	49

*Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. Wetland determinations on this property are incomplete.*

## ▼ Farm Operator and Lease

The William E. Penhallegon Trust farmland was operated by Gary and Anthony Wubben for the 2021 growing season. Corn and soybeans are the primary crops grown on this farmland and in the general area. The Wubbens do an excellent job farming and would like to continue their farming operation for the purchaser.

The purchaser will be asked to reimburse the Wubbens for any tillage operations or fertilizers applied for the 2022 growing crop. Invoices will be furnished by Heartland Ag Group Ltd.

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the William E. Penhallegon Trust farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020</u> <u>Assessed Value</u>	<u>2020 Taxes</u> <u>Payable in 2021</u>	<u>Rate</u> <u>Per Acre</u>
08-06-11-200-004	159.11	\$100,548	\$8,406.08	\$52.83
08-06-02-400-004	235.31	\$125,320	\$10,514.62	\$44.68
08-06-11-200-002	0.85		(Wind Turbine)	
08-06-02-400-003	3.06		(Wind Turbine)	
<b>Total</b>	<b>398.33</b>	<b>\$225,8668</b>	<b>\$18,920.70</b>	<b>\$47.50</b>

*Note - The wind turbines on this farmland and the acreage they occupy are removed from the tax bill as long as the wind farm is operational - - and are paid directly by RWE Renewables.*

## ▼ Legal Description

The William E. Penhallegon Trust farmland is located in Section 2 and 11 of Illini Township, Macon County, Illinois. The landowners have obtained a preliminary title commitment from Central Illinois Title Company in Decatur, Illinois. For the updated title work and legal description to this property please ask Heartland Ag Group Ltd. We will send you a copy.

## ▼ Wind Turbines

This farmland is all enrolled in the Radford Run wind project with RWE Renewables out of Austin, Texas. The effective date of the project is May 24, 2011. The initial enrollment period is 30 years. There are two 10-year extension provisions that follow.

The construction of the wind farm improvements has been completed for several years. In year 2020 the landowner received approximately \$27,600 of income from the wind easement agreement. Further details are available upon request.

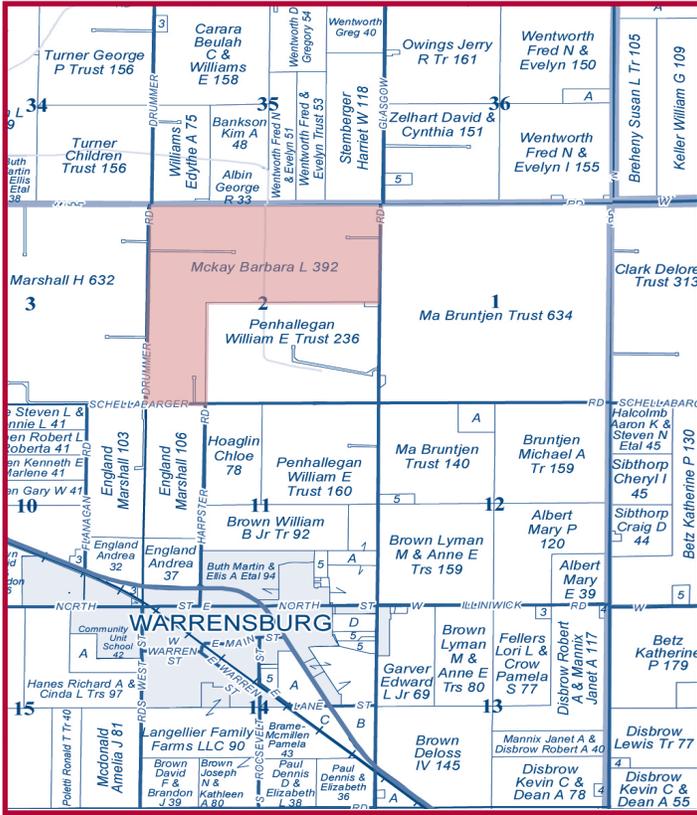
## ▼ Buildings

There is a farmstead located at the northeast corner of this farmland along Glasgow Road. The buildings include three grain storage bins with a total capacity of approximately 21,000 bushel, two implement sheds, and a house trailer.

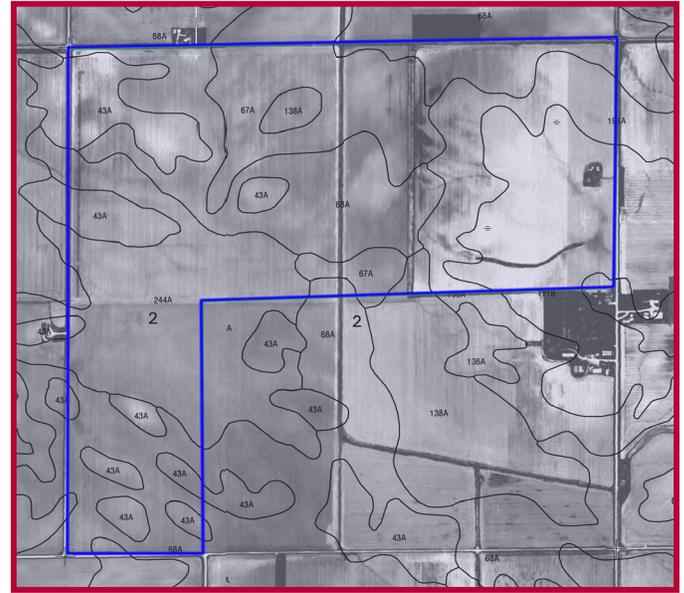


# Barbara L. McKay Farm

## ▼ Soil Map



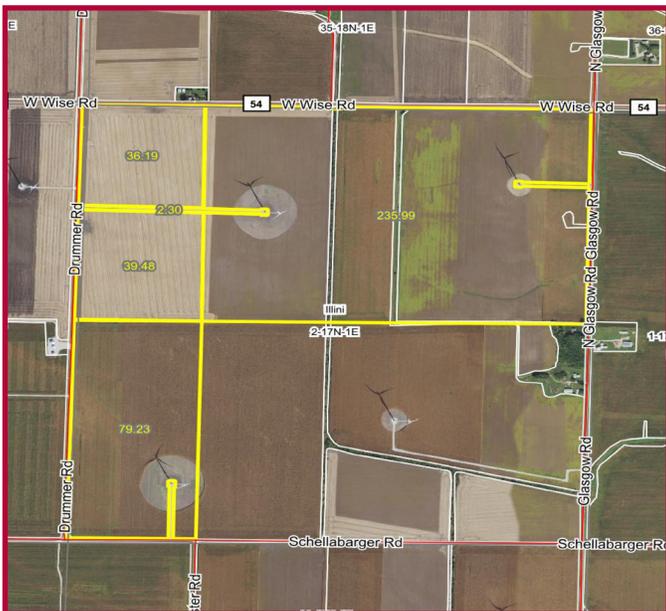
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## ▼ Soil Productivity

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

## ▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	110.45	28.6%	143.0	155.0
244	Hartsburg silty clay loam	74.57	19.3%	134.0	140.0
67	Harpster silty clay loam	56.05	14.5%	133.0	135.0
171	Catlin silt loam	51.67	13.4%	136.6	143.6
43	Ipava silt loam	48.34	12.5%	142.0	160.0
198	Alburn silt loam	36.97	9.6%	143.0	155.0
138	Shiloh silty clay loam	7.08	1.8%	130.0	135.0
154	Flanagan silt loam	1.14	0.3%	144.0	160.0
<b>Weighted Averages</b>		<b>386.27</b>	<b>100%</b>	<b>138.7</b>	<b>147.9</b>
Non-tillable		11.72			
<b>Total</b>		<b>397.99</b>			

## ▼ Legal Description

The Barbara L. McKay farmland is located in Section 2 of Illini Township, Macon County, Illinois. The landowners have obtained a preliminary title commitment from Central Illinois Title Company in Decatur, Illinois. For the updated title work and legal description to this property please ask Heartland Ag Group Ltd. We will send you a copy.

## ▼ FSA Data

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

Farm No.:	670
Tract No.:	7927
Total Acres	396.67
Tillable Acres	386.27
Corn Base Acres	199.19
PLC Corn Yield	158
Soybean Base Acres	186.62
PLC Soybean Yield	49

*Note - The Macon County FSA office has verified that there are no highly erodible acreage identified on this property. Wetland determinations on this property are incomplete.*

## ▼ Farm Operator and Lease

The Barbara L. McKay farmland was operated by Gary and Anthony Wubben for the 2021 growing season. Corn and soybeans are the primary crops grown on this farmland and in the general area. The Wubbens do an excellent job farming and would like to continue their farming operation for the purchaser.

The purchaser will be asked to reimburse the Wubbens for any tillage operations or fertilizers applied for the 2022 growing crop. Invoices will be furnished by Heartland Ag Group Ltd.

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Barbara L. McKay farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
08-06-02-100-005	78.47	\$44,421	\$3,271.88	\$41.70
08-06-02-100-006	236.24	\$123,797	\$10,390.04	\$43.98
08-06-02-300-002	79.13	\$43,912	\$3,680.80	\$46.52
08-06-02-300-003	0.87		(Wind Turbine)	
08-06-02-200-001	0.95		(Wind Turbine)	
08-06-02-100-004	2.33		(Wind Turbine)	
<b>Total</b>	<b>397.99</b>	<b>\$212,130</b>	<b>\$17,342.72</b>	<b>\$43.58</b>

*Note - The wind turbines on this farmland and the acreage they occupy are removed from the tax bill as long as the wind farm is operational - - and are paid directly by RWE Renewables.*

## ▼ Wind Turbines

This farmland is all enrolled in the Radford Run wind project with RWE Renewables out of Austin, Texas. The effective date of the project is May 24, 2011. The initial enrollment period is 30 years. There are two 10-year extension provisions that follow.

The construction of the wind farm improvements has been completed for several years. In year 2020 the landowner received approximately \$41,000 of income from the wind easement agreement. Further details about this project are available upon request.



## ▼ A Family Joint Venture

The William E. Penhallegon Trust and Barbara L. McKay have joined together to offer you a unique opportunity to purchase prime Central Illinois farmland that has been in their family for many decades. Their family members farmed this land and the soil has been extremely well taken care of by the generations that followed. Gary Wubben (*and his son Anthony*) have farmed this land for over 55 years.

We are offering you the details on each ownership interest in our brochure. Here is a summary of the combined offering:

<u>Farm</u>	<u>Total Acres</u>	<u>Tillable Acres</u>	<u>Productivity Index</u>	<u>Wind Towers</u>
Penhallegon Trust	398.33	381.79	138.7	2
McKay Farm	397.99	386.27	138.7	3
<b>Total</b>	<b>796.32</b>	<b>768.06</b>	<b>138.7</b>	<b>5</b>

*Note - On the Penhallegon Trust there are approximately 7.00 acres of farmland underneath existing buildings and the area overgrown with timber - - that can all be returned to tillable farmland.*

## ▼ Drainage

The Penhallegon and McKay farms are served by a series of surface ditches which provide excellent surface and subsurface drainage opportunities for the entire acreage. These surface ditches are convenient outlets for tile drainage systems which can provide significant corn and soybean yield benefits to the farmland being drained.

## ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the William E. Penhallegon Trust farm and the Barbara L. McKay 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.

The William E. Penhallegon Trust farm will be represented by attorney Hugh F. Drake - - from the Brown, Hay & Stephens, LLP law firm in Springfield, Illinois.

Barbara L. McKay family will be represented by attorney Scott Garwood of the Samuels, Miller, Schroeder, Jackson & Sly law firm in Decatur, Illinois.

## ▼ Title Insurance

The seller has obtained a preliminary commitment for title insurance from Central Illinois Title Company in Decatur. A copy of that preliminary commitment is available upon request. The landowner will provide a title insurance policy in the amount of the purchase price for each tract of land purchased.

## ▼ 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.

## ▼ Agency

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

## ▼ Listing Price

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

**William E. Penhallegon Trust Farm**  
398.33 acres @ \$17,500 per acre  
**\$6,970,775 in total**

**Barbara L. McKay Farm**  
397.99 acres @ \$17,750 per acre  
**\$7,064,322.50 in total**

## ▼ Real Estate Broker

Heartland Ag Group Ltd. is pleased to offer these properties for sale 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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Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

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