



Heartland Ag
Group Ltd.

Farmland For Sale

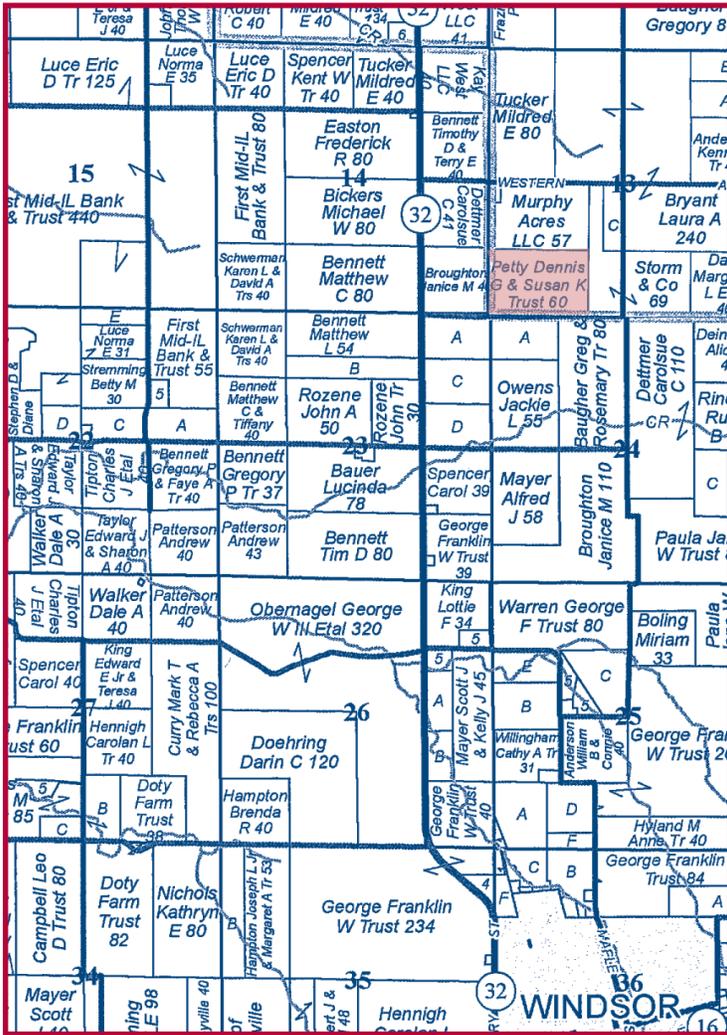


Petty Family Trust Farm

60.00 Acres - Prime Farmland

**Whitley Township
Moultrie County, Illinois**

The Petty Family Trust farmland is located 2 miles north of Windsor, Illinois. The soils are primarily Flanagan and Drummer with a productivity index of 141.8. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



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▼ Aerial Photograph



Aerial photograph was provided by Moultrie County FSA

▼ Farm Operator and Lease

The Petty Family Trust farm is operated under the terms of a cash rent lease by Bruce Daily. The primary crops grown in the area are corn and soybeans. Bruce does an excellent job and would like to continue his farming operation for the new owners. The lease is open for 2023.

▼ FSA Data

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

Farm No.:	5585
Tract No.:	3314
Total Acres	60.21
Tillable Acres	59.02
Corn Base Acres	29.4
PLC Corn Yield	198
Soybean Base Acres	29.3
PLC Soybean Yield	63

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

▼ Location

The Petty Family Trust farm is located 2 miles north of Windsor, Illinois. Access to the farm is provided by a township road which forms the south boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Petty Family Trust farm:

The SW 1/4 of the SW 1/4; and the W 1/2 of the SE 1/4 of the SW 1/4 all in Section 13, Township 12 North, Range 5 East of the 3rd PM, Whitley Township, Moultrie County, Illinois.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Petty Family Trust 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)
154	Flanagan silt loam	46.57	78.9%	144.0	160.0
722	Drummer-Milford	10.48	17.8%	137.0	150.0
622	Wyanet silt loam	1.81	3.1%	144.0	150.0
154	Flanagan silt loam	0.16	0.2%	144.0	160.0
Weighted Averages		59.02	100%	141.8	157.0
Non-tillable		0.98			
Total		60.00			

▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Petty Family Trust farmland:

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable in 2022	Rate Per Acre
11-10-13-000-303	60.00	\$41,218	\$2,477.34	\$40.79

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price. 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 in this transaction.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Petty Family Trust 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 Petty Family Trust is represented by attorney Steven Wood whose contact information is as follows:

Steven K. Wood
 Bolen, Robinson & Ellis, LLP
 200 West Harrison
 Sullivan, IL 61951
 Phone: (217) 728-7369

▼ 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 Petty Family Trust farmland for sale as follows:

60.00 acres @ \$17,950 per acre = \$1,077,000 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
 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*. -