



Heartland Ag
Group Ltd.

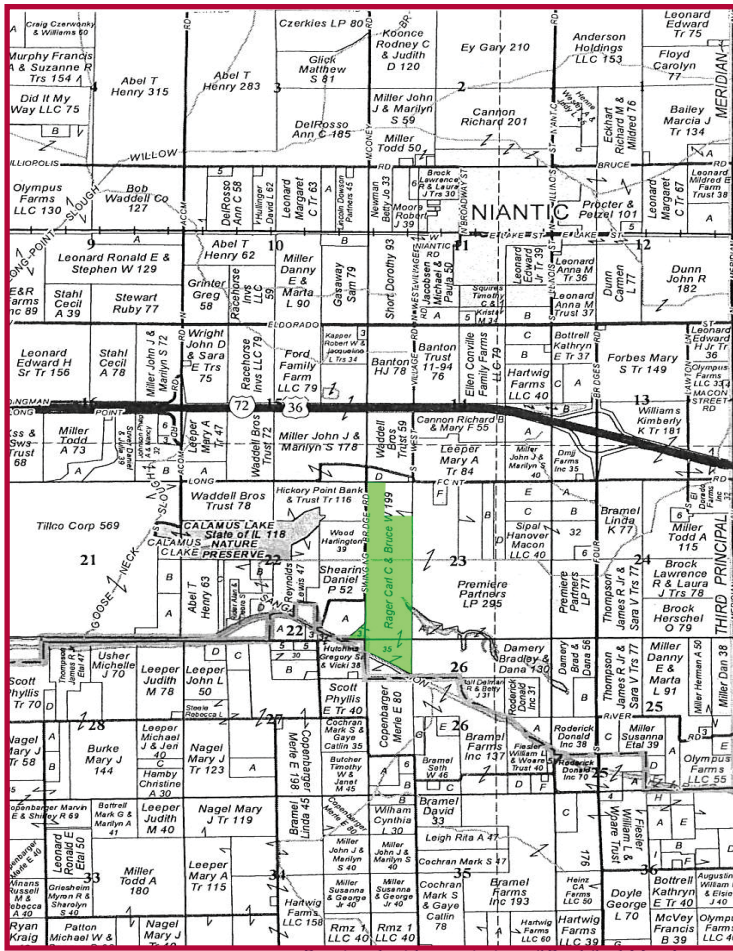
Farmland For Sale



Rager Family Farm 169.77 Acres - Top Quality Farmland

Niantic Township, Macon County

The Rager Family farmland is located one mile south of Niantic, Illinois (*south of Interstate 72*). Access is off Long Point Road onto Swinging Bridge Road which forms the west boundary of the farm. The soils are primarily Sawmill and Tice with an overall productivity index of 135.6. 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 the Agri Data.

▼ Farm Operator and Lease

Anthony Wubben of Warrensburg, Illinois is operating this farm for the 2024 growing season. He does an excellent job of farming and is interested in continuing his operation. The sellers will keep the landowner's share of the crop/rent for 2024 and will turn over possession when the soybean harvest is complete.

▼ Crop Production History

This farm has been in a Conservation Reserve Program for 15 years. It is now producing excellent corn and soybean yield results. In 2022, the corn yield averaged 221 bushels per acre. In 2023, the soybeans averaged 83 bushels per acre. In 2024, the farm has certified 144.4 acres of soybeans under production. It is an excellent producer.

▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois (*the portion being sold is a part of this and a split will be made at the FSA office*).

Farm No.:	3349
Tract No.:	2915
Total Acres	198.15
Tillable Acres	170.72
Corn Base Acres	106.20
PLC Corn Yield	122
Soybean Base Acres	48.70
PLC Soybean Yield	0

Note - The Macon County FSA office has verified that there are no highly erodible soils. Wetland determinations are incomplete.

▼ Location

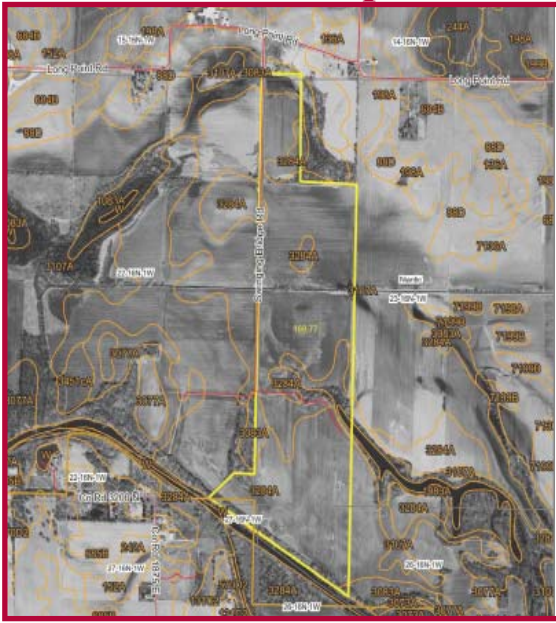
The Rager Family farm is located on Swinging Bridge Road - - one mile west of the Niantic interchange on I-72. Take Long Point Road to Swinging Bridge Road which forms the west boundary of the farm. Swinging Bridge Road is maintained by the township and is an excellent gravel access. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description & Survey

Survey Solutions has provided us a detailed plat of survey identifying 169.77 acres which are being offered for sale. That plat of survey is available upon request.

This farmland is located in Section Twenty-two (22), Twenty-three (23), Twenty-six (26) and Twenty-seven (27), all in Township Sixteen North (T16N), Range One West (R1W) of the Third Principal Meridian, Niantic Township, Macon County, Illinois.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Rager Family farmland (*as published by the University of Illinois, Department of Agronomy in circular 811*) are as follows:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>
107	Sawmill silty clay loam	83.19	54.7%	139.0
284	Tice silty clay loam	58.91	38.7%	134.0
83	Wabash silty clay	5.40	3.6%	116.0
83	Wabash silty clay	4.60	3.0%	116.0
Weighted Averages		152.10	100%	135.6
Non-tillable		<u>17.67</u>		
Total		169.77		

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Rager Family farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2023 Taxes Payable in 2024</u>	<u>Rate Per Acre</u>
13-10-14-300-002	9.39	\$766	\$426.98	\$45.47
13-10-22-400-009	3.28	\$1,125	\$88.18	\$26.88
13-10-23-100-001	40.00	\$10,818	\$850.94	\$21.27
13-10-23-100-002	40.00	\$25,535	\$2,000.54	\$50.01
13-10-23-300-001	80.00	\$44,335	\$3,477.38	\$43.47
13-10-26-100-001	40.00	\$12,487	\$981.98	\$24.55
	212.67	\$95,066	\$7,826.00	\$36.80

Note - Only a portion of the farm is being sold. The tax bills will need to be split out upon the sale of the property.

▼ 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 Rager Family 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 buyer or prospective buyers.

▼ Listing Price

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

169.77 acres @ \$11,500 per acre = \$1,952,355 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*. -