



Heartland Ag
Group Ltd.

Farmland For Sale

Rau & Rau Farm

79.64 Acres
Prime Farmland

Austin Township
Macon County, Illinois

The Rau & Rau farmland is located 4 miles north of Latham. The soils include Sable, Ipava, Osco, Harpster and Elburn with a productivity index of 141.1. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

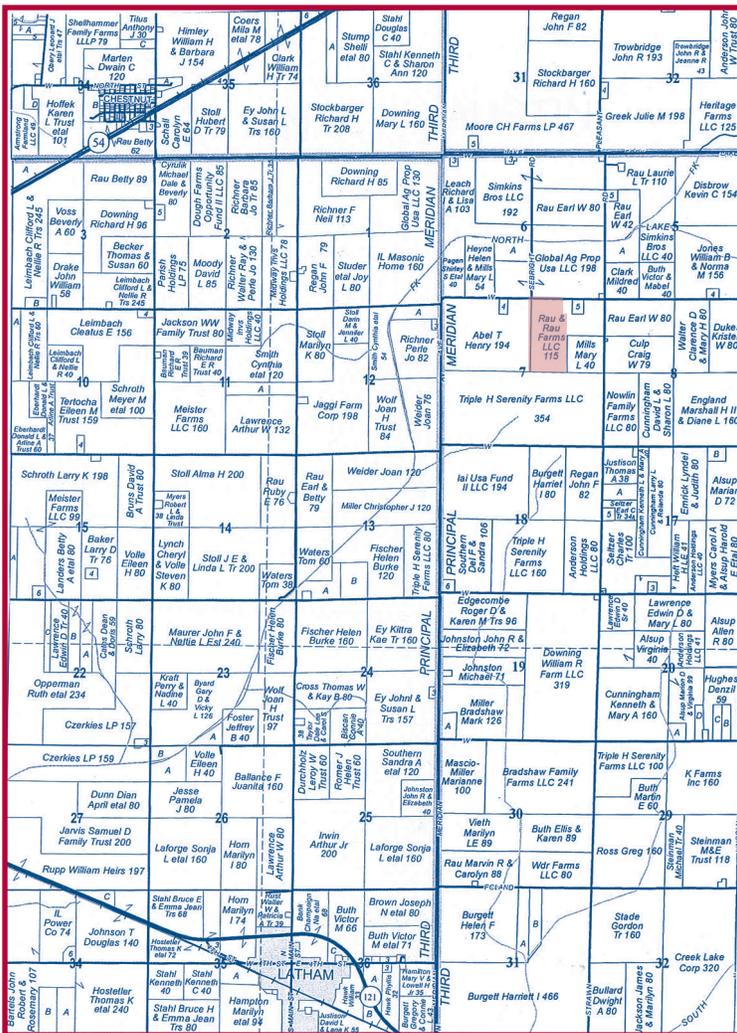
▼ Farm Operator and Lease

The Rau & Rau farmland was operated in 2015 by Jack and David Johnston of Latham, Illinois. Corn and soybeans are the primary crops grown in the area. The lease is open for year 2016. The Johnstons do an excellent job of farming and would like to continue their farming operation.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Rau & Rau farmland is located 4 miles north of Latham. Public access to the property is provided by township roads that form the north and east boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is the legal description provided from the survey of the Rau and Rau farmland:

A part of parcel ID#01-01-07-200-006 (79.64 acres)

That part of the Northeast 1/4 of Section 7 beginning at a stone marking the Northwest corner of the Northeast 1/4; thence East 1156.57 feet; thence South 565.00 feet; thence east 190.16 feet; thence South 2089.61 feet; thence West 1349.21 feet; thence North 2658.70 feet to the point of beginning, all in Section Seven (7), Township Eighteen North (T18N), Range One East (R1E) of the Third Principal Meridian, Austin Township, Macon County, Illinois.

▼ FSA Data

This tract is a smaller split from the original farm unit. The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois:

Farm No.	22
Tillable Acres	119.30
Corn Base Acres	60.70
PLC Corn Yield	158
Soybean Base Acres	57.70
PLC Soybean Yield	45

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

▼ Tax Information

This tract is a smaller split from the original farm unit. The Macon County Treasurer has provided the following real estate tax information on the Rau & Rau farmland:

Parcel ID #	Acres	2014 Assessed Value	2014 Taxes Payable in 2015	Rate Per Acre
01-01-07-200-006	114.76	\$54,534	\$4,025.82	\$35.08

▼ Soil Map



▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
68	Sable silty clay loam	31.84	40.0%	143.0	155.0
43	Ipava silt loam	22.16	27.8%	142.0	160.0
86	Osco silt loam	15.62	19.6%	139.6	148.5
67	Harpster silty clay loam	7.64	9.6%	133.0	135.0
198	Elburn silt loam	2.38	3.0%	143.0	155.0
Weighted Averages		79.64	100%	141.1	153.2
Non-tillable		0.00			
Total		79.64			

▼ 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.

▼ Survey

Cox Surveying Inc. of Findlay has provided a boundary survey of the property showing 79.64 acres within this tract. You can obtain a survey by calling Heartland Ag Group Ltd.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Rau & Rau 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 Rau & Rau farm is represented by Attorney Glen Featherstun whose contact information is as follows:

Glen Featherstun
Winters, Featherstun, Gaumer,
Postlewait, Stocks & Flynn
225 N. Water St., Suite 200
Decatur, IL 62523
Phone: (217) 429-4453
Fax: (217) 425-8892

▼ 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.

▼ Listing Price

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

79.64 acres @ \$12,000 per acre = \$955,680 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
President - Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
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, Suite 100
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*. -