



Heartland Ag
Group Ltd.

Farmland For Sale

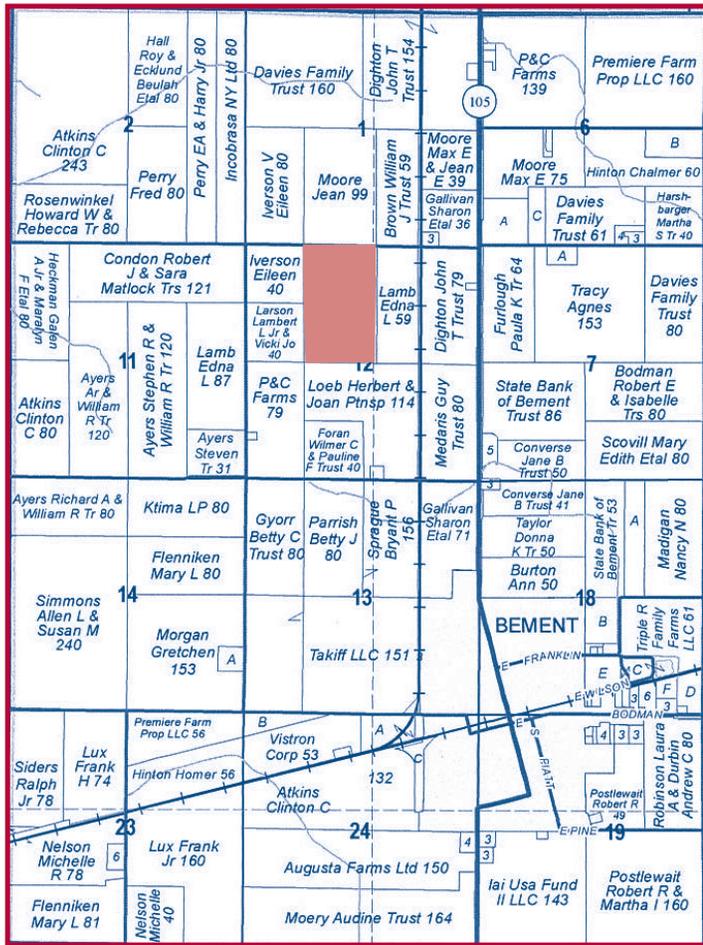


Rupert-Winters Farm

99.00 Acres
Top Quality Farmland

Bement Township
Piatt County, Illinois

The Rupert-Winters farmland is located 1 mile northwest of Bement. The soils include Dana, Drummer, and Flanagan with a productivity index of 134.1. 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 AgriData, Inc.

▼ Location

The Rupert-Winters farmland is located 1 mile northwest of Bement. Public access to the property is provided by a township road. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Rupert-Winters farmland:

Parcel ID #01-12-17-005-004-00 (59.00 acres)
Parcel ID #01-12-17-005-005-01 (40.00 acres)

99.00 acres in the North Half (N 1/2) of Section Twelve (12), Township Seventeen (17) North, Range Five (5) East of the 3rd Principal Meridian, Bement Township, Piatt County, Illinois.

▼ FSA Data

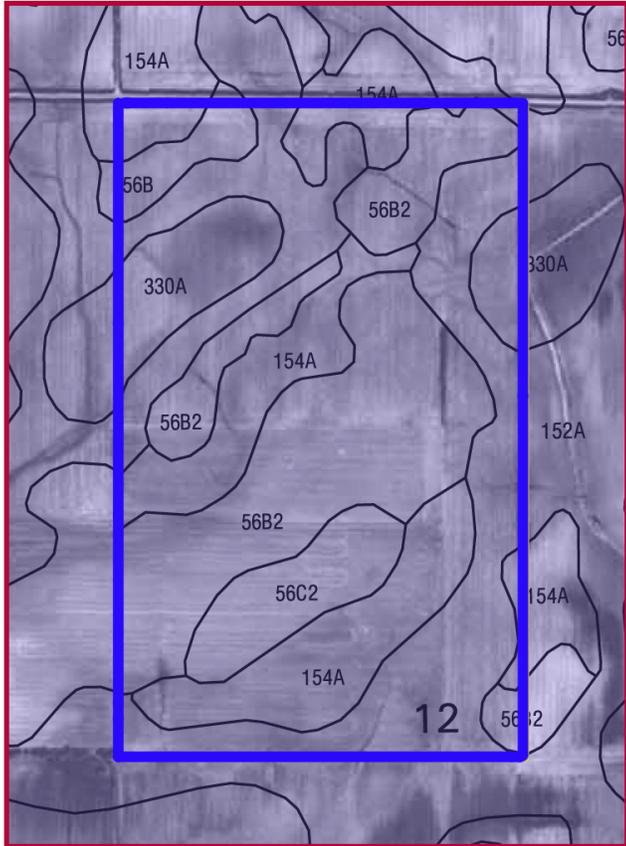
The following information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois:

Farm No.	3966
Tillable Acres	97.42
Corn Base Acres	48.50
PLC Corn Yield	188
Soybean Base Acres	48.50
PLC Soybean Yield	50

▼ Farm Operator and Lease

The Rupert-Winters farm is being operated under the terms of a cash rent lease for year 2023 by Lynn Larson. Corn and soybeans are the primary crops grown in the area. Lynn does an excellent job of farming and would like to continue his farming operation.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Rupert-Winters 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>
56	Dana silt loam	31.45	32.3%	124.5	134.4
152	Drummer silty clay loam	27.37	28.1%	144.0	150.0
154	Flanagan silt loam	21.46	22.0%	144.0	160.0
330	Peotone silty clay loam	7.96	8.2%	123.0	120.0
56	Dana silt loam	6.52	6.7%	121.8	131.6
56	Dana silt loam	2.66	2.7%	129.7	138.6
Weighted Averages		97.42	100%	134.1	143.2
Non-tillable		1.58			
Total		99.00			

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Rupert-Winters farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2021 Assessed Value</u>	<u>2021 Taxes Payable in 2022</u>	<u>Rate Per Acre</u>
01-12-17-005-004-00	59.00	\$32,159	\$2,921.92	\$49.52
01-12-17-005-005-01	40.00	\$21,772	\$1,978.46	\$49.46
	99.00	\$53,931	\$4,900.38	\$49.49

▼ 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 Rupert-Winters 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 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 Rupert-Winters farmland for sale as follows:

99.00 acres @ \$16,750 per acre = \$1,658,250 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 - Managing Broker

Office: (217) 876-7700

E-mail: dale@heartlandaggroup.com

Web: www.heartlandaggroup.com

Ryan E. Aupperle, AFM - Broker

Office: (217) 876-7700

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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
Farm Manager



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