



Heartland Ag
Group Ltd.

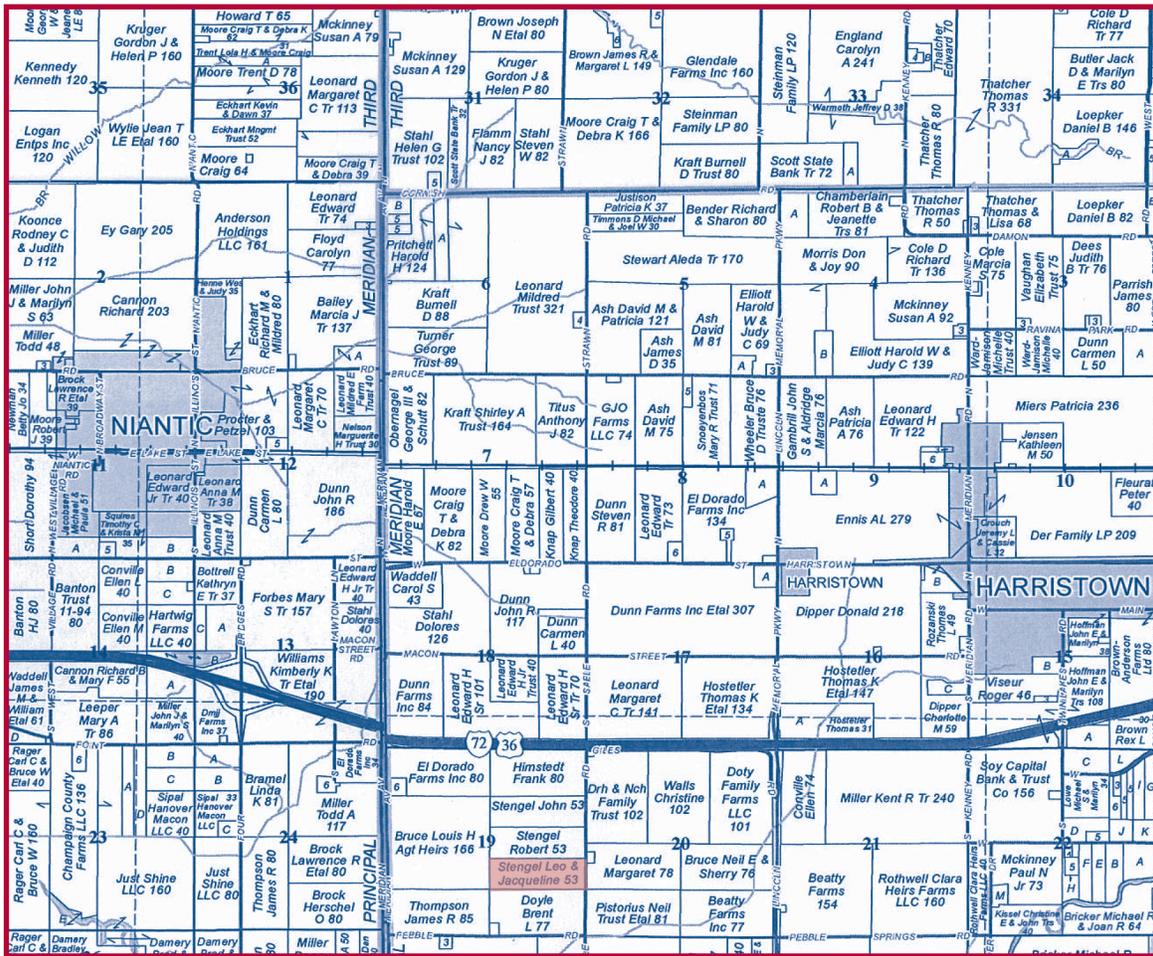
Farmland For Sale

Stengel Family Farms

53.33 acres
Prime Farmland

Harristown Township
Macon County, Illinois

The Stengel Family farm is located in western Macon County near Niantic and Harristown, Illinois. The soils are primarily Sawmill, Drummer and Elburn with a productivity index of 139.4. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



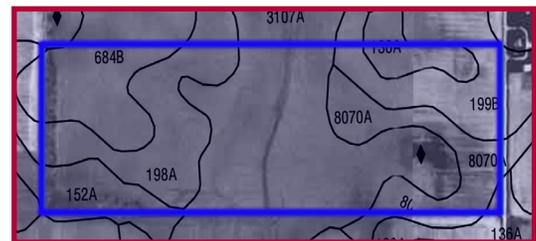
Reprinted with permission of Rockford Map Inc.

▼ Location

The Stengel Family farm is located 2 miles southwest of Harristown. The farm is accessible by a township road that forms the east boundary. Major access to the area is via the Interstate 72 exchange at Niantic and U.S. Route 36. Our Heartland Ag Group Ltd. signs mark the property.

▼ Soil Productivity and Map

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



▼ Legal Description

Here is a brief legal description for the Stengel Family farmland:

Parcel ID #06-11-19-400-006 (53.33 acres)

The South two-thirds of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Sixteen North (T16N), Range One East (R1E) of the Third Principal Meridian (3rd P.M.), Harristown Township, Macon County, Illinois, containing 53.33 acres more or less.

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
107	Sawmill silty clay loam	19.94	37.7%	139.0	140.0
152	Drummer silty clay loam	9.37	17.7%	144.0	150.0
198	Elburn silt loam	9.18	17.3%	143.0	155.0
684	Broadwell silt loam	6.58	12.4%	136.6	138.6
199	Plano silt loam	4.75	9.0%	140.6	143.6
136	Brooklyn silt loam	2.19	4.1%	112.0	105.0
152	Drummer silty clay loam	0.71	1.3%	144.0	150.0
684	Broadwell silt loam	0.14	0.3%	136.6	138.6
198	Elburn silt loam	0.12	0.2%	143.0	155.0
Weighted Averages		52.98	100%	139.4	143.2
Non-tillable		0.35			
Total		53.33			

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Farm Operator and Lease

The Stengel Family farms are being operated under the terms of a flexible cash rent lease for year 2018 by Louie Pease. Corn and soybeans are the primary crops grown in the area. Louie does an excellent job and would like to continue his farming operation for the new owners.

▼ Tax Information

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

<u>Parcel ID #</u>	<u>Acres</u>	<u>2017 Assessed Value</u>	<u>2017 Taxes Payable in 2018</u>	<u>Rate Per Acre</u>
06-11-19-400-006	53.33	\$24,461	\$2,014.84	\$37.78

▼ FSA Data

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

Farm No:	4032
Tract No:	4982
Tillable Acres	53.61
Corn Base Acres	45.21
PLC Corn Yield	166
Soybean Base Acres	5.98
PLC Soybean Yield	52

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

▼ 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 (*prepared by their attorney*) to purchase the Stengel 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.

The Stengel Family is being represented by Jim Tueth whose contact information is as follows:

James E. Tueth
113 North Main
Decatur, IL 62523
Phone: (217) 429-7742

▼ 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 Stengel Family farmland for sale as follows:

53.33 acres @ \$10,350 per acre = \$551,965 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
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
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*. -