



Heartland Ag
Group Ltd.

Farmland For Sale

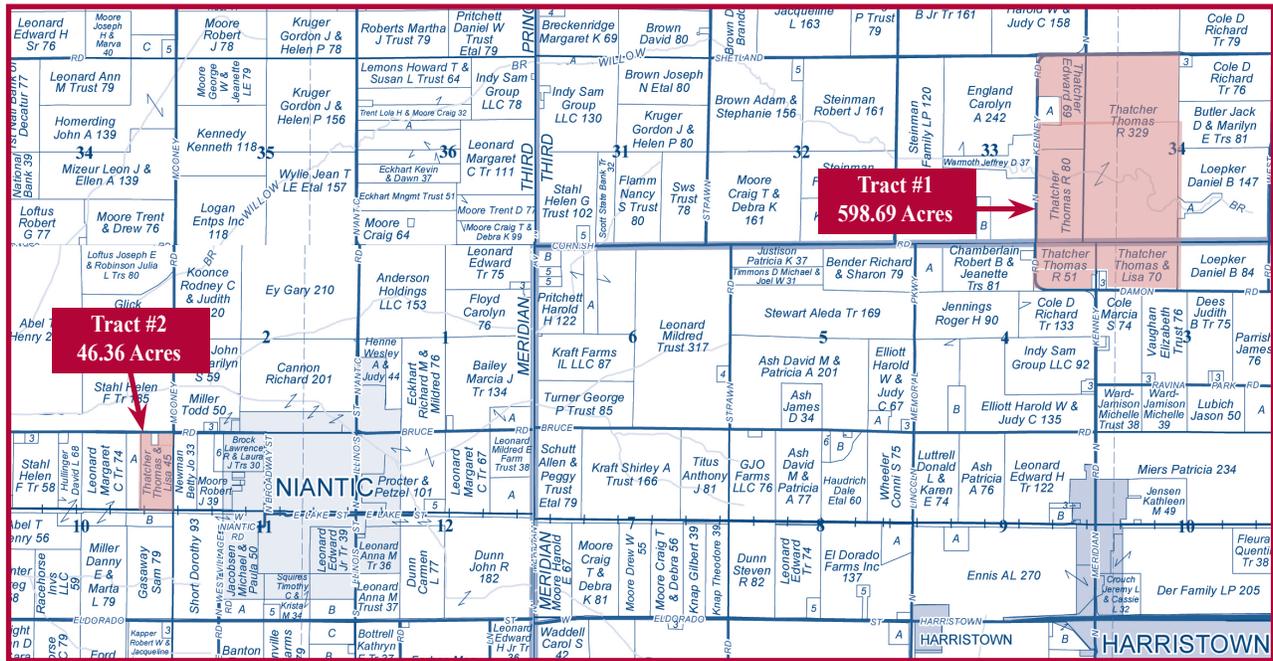
Thatcher Farms

Tract #1 - 598.69 Acres

Tract #2 - 46.36 Acres

**Illini, Harristown, & Niantic Townships
Macon County**

The Thatcher Farms are located just north of the Niantic/Harristown area. Tract #1 soils include Flanagan, Catlin, and Drummer with a productivity index of 136.7. Tract #2 soils include Elburn, Drummer, and Plano with a productivity index of 142.4. More details on these farms are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the properties.



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▼ Location

The Thatcher farms are located in a contiguous block of approximately 600 acres north of Harristown and 46 acres west of Niantic. Excellent access to both farms is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the properties.**

▼ Legal Description

Here is a brief legal description of the Thatcher farms:

Tract #1 (598.69 acres - Illini & Harristown Township)

Part of Section 33 and 34, Township 17 North, Range 1 E, Illini Township; and, part of Sections 3 and 4, Township 16 North, Range 1 E, Harristown Township, all in Macon County, Illinois.

Tract #2 (46.36 acres - Niantic Township)

Part of the Northeast 1/4, Section 10, Township 16 North, Range 1 West, Niantic Township, Macon County, Illinois.

▼ FSA Data

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

Farm No:	7130
Total Acres	651.48
Tillable Acres	606.29
Corn Base Acres	578.80
PLC Yield	144

Note - The Macon County FSA office has provided detailed 156EZ summaries along with aerial photographs that are available upon request.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Thatcher Farms:

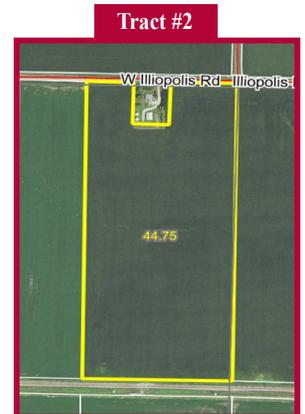
Tract #1

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
08-06-33-400-003	80.00	\$43,972	\$3,807.74	\$47.60
08-06-33-200-007	69.75	\$39,805	\$3,264.80	\$46.81
08-06-34-100-003	163.80	\$86,190	\$7,069.28	\$43.16
08-06-34-300-005	167.08	\$66,623	\$5,769.18	\$34.53
06-11-04-200-006	49.76	\$34,409	\$2,769.06	\$55.65
06-11-03-100-012	68.30	\$43,669	\$3,514.26	\$51.45
Total	598.69	\$314,668	\$26,194.32	\$43.75

Tract #2

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
13-10-10-200-007	46.36	\$32,597	\$2,708.88	\$58.43

▼ Aerial Photographs





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*. -