



Heartland Ag
Group Ltd.

Land For Sale

Developmental/Hunting/Recreational

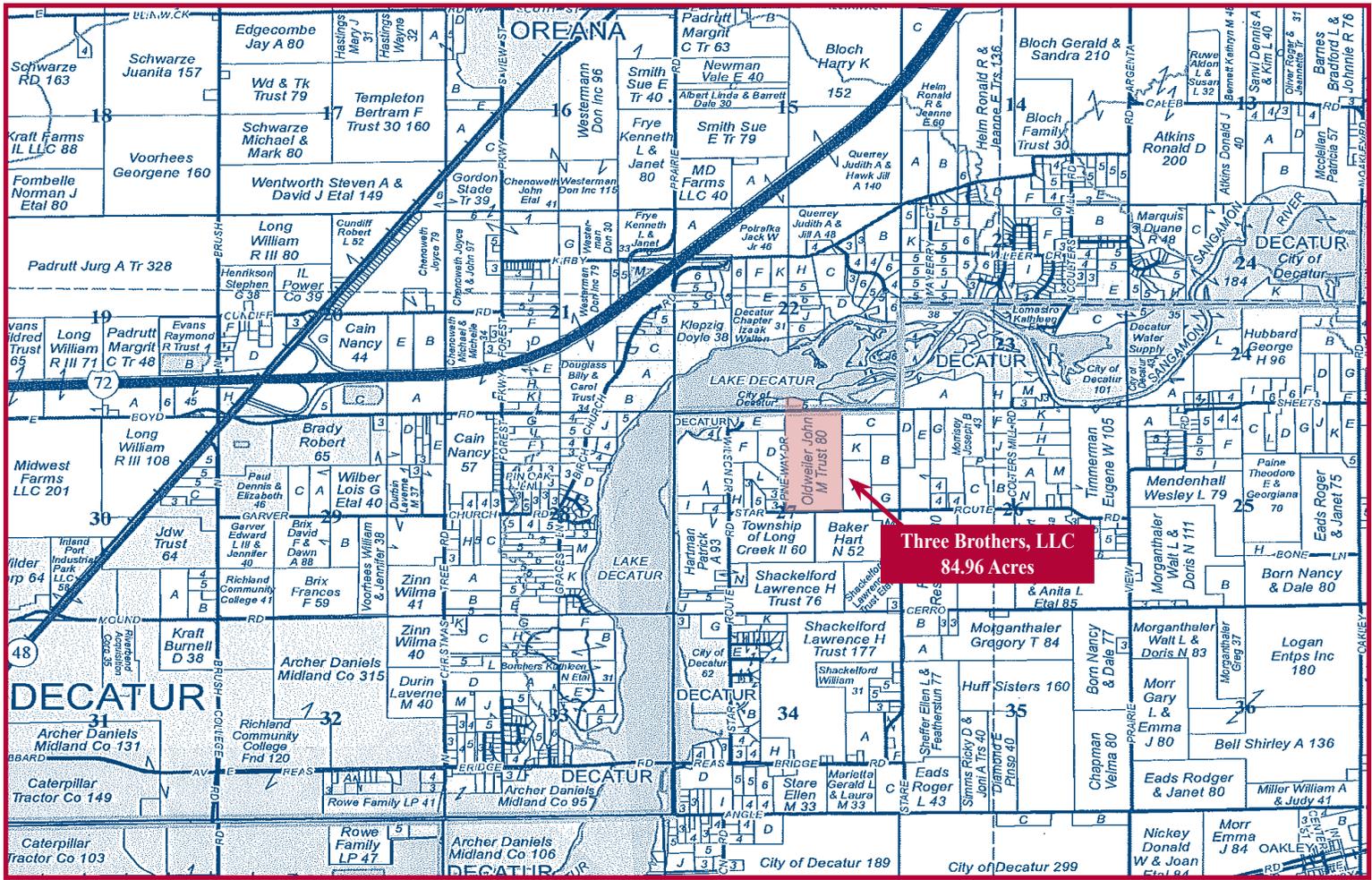


Three Brothers, LLC

84.96 Acres

Oakley Township - Macon County, Illinois

The Three Brothers, LLC land consists of 84.96 acres of pristine undeveloped land overlooking the northernmost part of Lake Decatur/Sangamon River in Oakley Township. This property is approximately 2 miles northwest of Oakley. It offers outstanding developmental, hunting, and recreational opportunities. Details of this land 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 Three Brothers, LLC land is located on the east side of Lake Decatur at the northernmost point. Access to the farm is provided by a township road which forms the south boundary. This property is highly visible and easily accessed. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Utilities

This property has access (along the township road) to electricity and rural water.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Three Brothers, LLC land:

Parcel ID #	Acre	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
14-08-27-200-009	80.23	\$3,329	\$268.58	\$3.35
18-08-22-400-012	4.96	\$189	\$14.16	\$2.85
Total	84.96	\$3,518	\$282.74	\$3.33

▼ Legal Description

Below is a brief legal description of the Three Brothers, LLC land:

Parcel ID #: 14-08-27-200-009 (80.23 acres)

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Seventeen (17) North, Range Three East of the Third Principal Meridian. Situated in Oakley Township, Macon County, Illinois.

Parcel ID #: 18-08-22-400-012 (4.96 acres)

All that part of Lots Two (2) and Three (3) of Moorhart Estate Plat of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Three (3) East of the 3rd PM, lying South and East of Lake Decatur. Situated in Oakley Township, Macon County, Illinois.

▼ GIS Aerial Photograph



Aerial photograph was provided by Moultrie County GIS



Southern property boundary along township road.

▼ Property Description

This tract is a beautiful - - multiple potential use property. It lends itself to development (*spacious tree building lots*), hunting (*all types of wildlife*), recreational (*from walking trails to four-wheelers*). A pond is located on the west side of the property. There is a bluff which forms the north boundary of the farm overlooking Lake Decatur and the Sangamon River. A special place to build a home or a cabin. Access through the property is a lane which starts at the township road and goes back to the bluff.

▼ 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 Three Brothers, LLC land. 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.

Three Brothers, LLC will be represented by attorney Nancy Handegan whose contact information is as follows:

Nancy Handegan
Handegan Law Office
100 S. Water St., Suite 102
Decatur, IL 62525

▼ 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 buyers or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Three Brothers, LLC land for sale as follows:

84.96 acres @ \$6,250 per acre = \$531,000 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*. -