



Heartland Ag
Group Ltd.

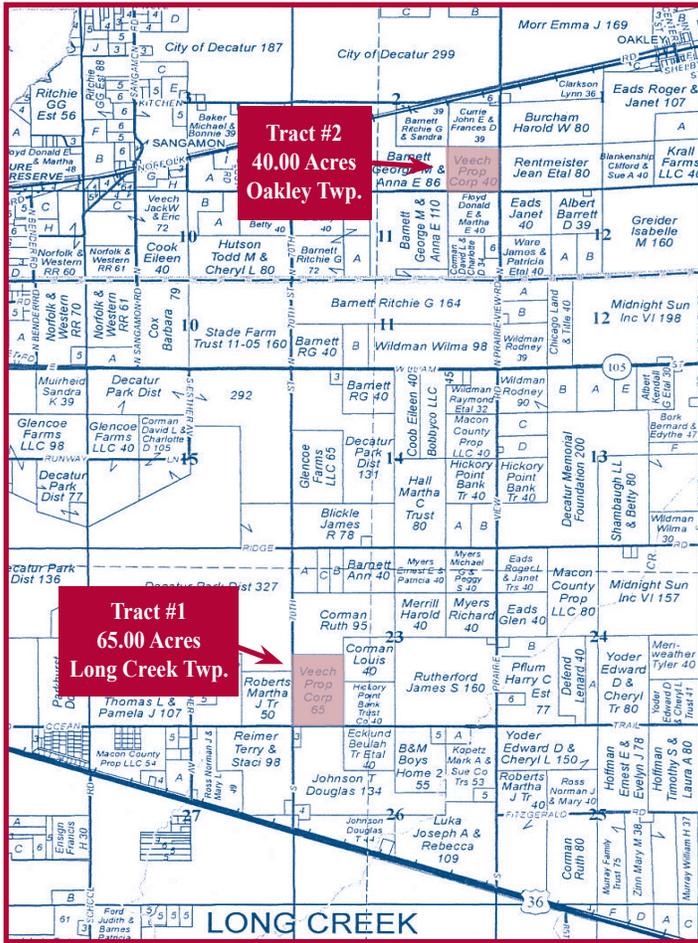
Farmland For Sale

Veech Properties Corporation Farms

Tract #1 - 65.00 Acres
Tract #2 - 40.00 Acres

Long Creek and Oakley Townships
Macon County

The Veech Properties Corporation Farms are located east of Decatur between Oakley and Long Creek. Tract #1 soils include Elburn, Catlin, and Drummer with a productivity index of 140.9. Tract #2 soils include Drummer, Flanagan, and Harpster with a productivity index of 139.0. More details on these farms are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the properties.



▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Veech Properties Corporation Farms:

Tract #1

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
09-13-23-300-002	65.00	\$40,625	\$2,754.38	\$42.38

Tract #2

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
14-13-02-400-005	40.00	\$21,369	\$1,818.44	\$45.46

▼ FSA Data

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

	Tract #1	Tract #2
Farm No:	4748	4748
Tract No:	3043	2809
Tillable Acres	64.23	39.60
Corn Base Acres	31.80	20.20
PLC Corn Yield	137	137
Soybean Base Acres	32.40	19.40
PLC Soybean Yield	41	41

▼ Location

The Veech Properties Corporation Farms are located on the east side of Decatur between Oakley and Long Creek. Excellent access to both farms is provided by township roads on two sides of both tracts. Our Heartland Ag Group Ltd. signs mark the properties.

▼ Legal Description

Here is a brief legal description for the Veech Properties Corporation Farms:

Tract #1 (65.00 acres - Long Creek Township)

The South 65.00 acres of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-three (23), Township Sixteen North (T16N), Range Three East (R3E) of the 3rd PM, Macon County, Illinois (containing 65.00 acres more or less).

Tract #2 (40.00 acres - Oakley Township)

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Sixteen North (T16N), Range Three East (R3E) of the 3rd PM, Macon County, Illinois (containing 40.00 acres more or less).

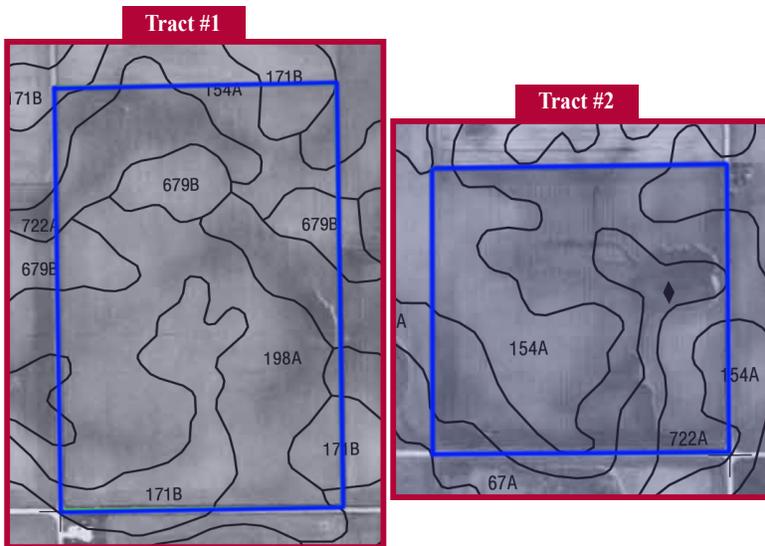
▼ Aerial Photographs



▼ Farm Operator and Lease

The Veech Properties Corporation Farms are being operated by Derek Albert and Kerry Albert under the terms of a flexible cash rent lease. Corn and soybeans are the primary crops grown on these farms and in the area. Derek and Kerry do an excellent job of farming and would like to continue their farming operation for the purchaser.

▼ Soil Maps



▼ Soil Productivity

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

Tract#1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
198	Elburn silt loam	26.33	41.1%	143.0	155.0
171	Catlin silt loam	12.15	18.9%	136.6	143.6
722	Drummer-Milford loam	8.17	12.7%	137.0	150.0
679	Blackberry silt loam	7.40	11.5%	140.6	143.6
154	Flanagan silt loam	5.79	9.0%	144.0	160.0
152	Drummer silty clay loam	4.39	6.8%	144.0	150.0
Weighted Averages		64.23	100%	140.9	151.0
Non-tillable		0.77			
Total		65.00			

Tract#2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
722	Drummer-Milford loam	19.60	49.5%	137.0	150.0
154	Flanagan silt loam	14.47	36.5%	144.0	160.0
67	Harpster silty clay loam	5.53	14.0%	133.0	135.0
Weighted Averages		39.36	100%	139.0	151.6
Non-tillable		0.40			
Total		40.00			

▼ 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 Veech Properties Corporation Farms. 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Veech Properties Corporation Farms for sale as follows:

Tract #1 - 65.00 acres @ \$16,500 per acre = \$1,072,500 in total
Tract #2 - 40.00 acres @ \$16,500 per acre = \$660,000 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:

Ryan E. Aupperle, AFM - Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA - Managing Broker

Office: (217) 876-7700

E-mail: dale@heartlandaggroup.com

Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
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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
Rural Appraiser



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