



Heartland Ag  
Group Ltd.

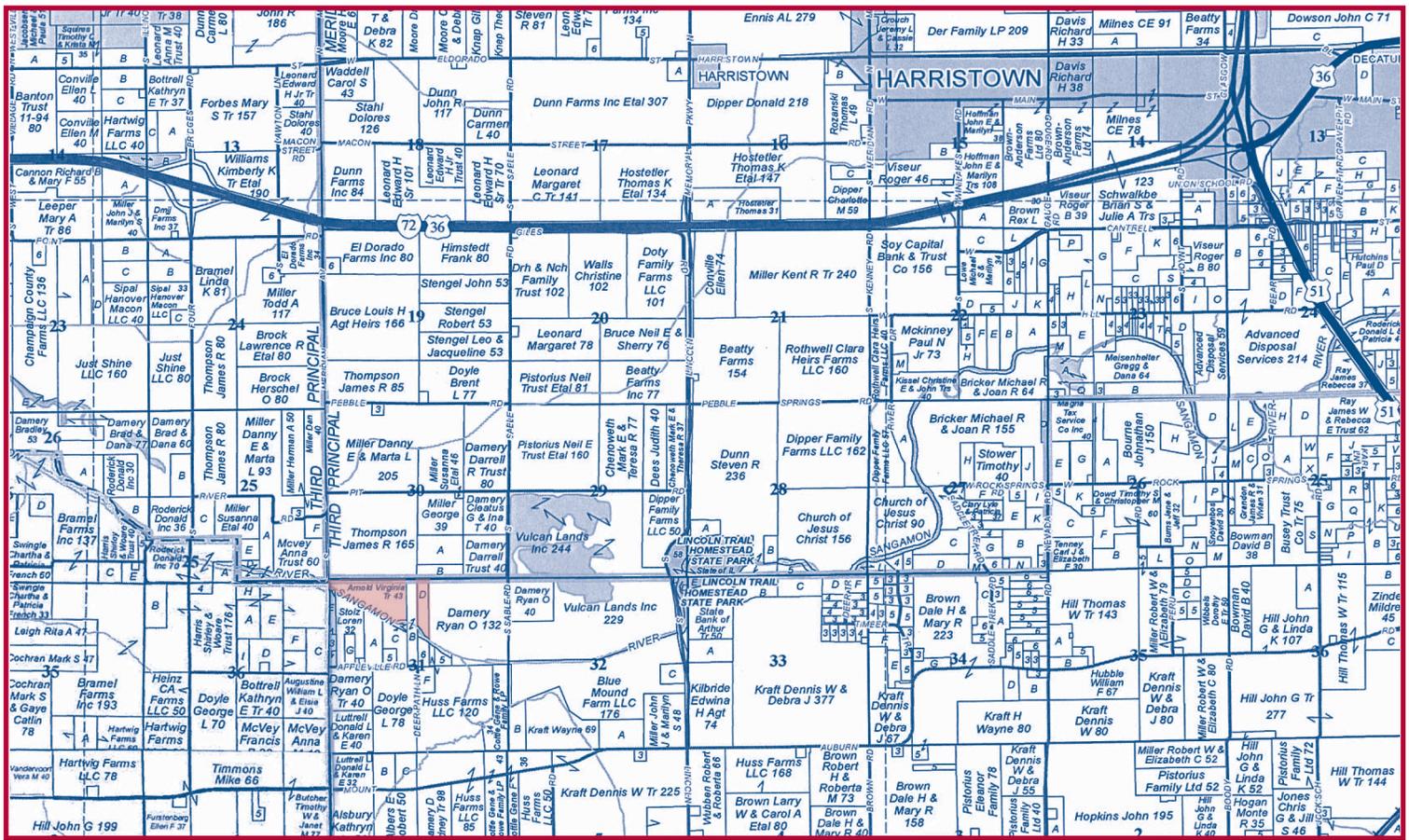
# Farmland For Sale

## Virginia Arnold Trust Farm

**56.01 Acres of Farmland**

**Blue Mound Township  
Macon County, Illinois**

The Virginia Arnold Trust farmland is located 3 miles south of Niantic, Illinois along the Sangamon River. The soils are primarily Huntsville, Sawmill and Tice with a productivity index of 140.3. 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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### ▼ Location & Access

The Virginia Arnold Trust farmland is located 3 miles south of Niantic, Illinois. Access to the property comes in at the northwest corner of the farm through the extension of Meridian Road - - on a 40 foot wide easement to the northwest corner of the property. This is a permanent easement. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▼ Legal Description

Here is a brief legal description of the Virginia Arnold Trust farmland.

- Parcel ID #02-11-31-100-015 (43.01 acres)
- Parcel ID #02-11-31-200-006 (13.00 acres)

Approximatley 56.01 acres lying in the north half of Section 31 (north of the Sangamon River) all in Blue Mound Township, Macon County, Illinois.

### ▼ Farm Operator and Lease

The Virginia Arnold Trust farm is being operated under the terms of a crop share lease for year 2018 by Todd Miller. The primary crops grown in the area are corn and soybeans. Todd does an excellent job and would like to continue his farming operation for the new owners.

### ▼ FSA Data

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

Farm No:	273
Tract No:	506 & 509
Total Acres	58.34
Tillable Acres	38.40
Corn Base Acres	17.70
PLC Corn Yield	149
Soybean Base Acres	16.10
PLC Soybean Yield	46
CRP Acres	4.60

*Note - The Macon County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.*

### ▼ CRP Contract

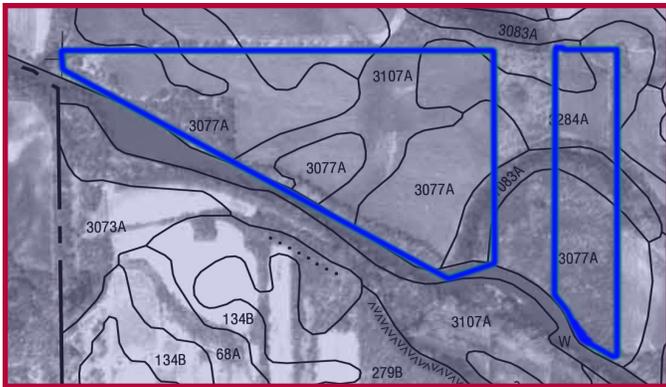
CRP Contract 666A is on 4.60 acres in the northeast corner of the farm. It expires in September 2021 and has an annual payment of \$1,477 per year.

## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

## ▼ Soil Map



## ▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
77	Huntsville silt loam	19.38	57.4%	143.0	150.0
107	Sawmill silty clay loam	8.05	23.9%	139.0	140.0
284	Tice silty clay loam	6.15	18.2%	134.0	145.0
83	Wabash silty clay loam	0.17	0.5%	116.0	105.0
<b>Weighted Averages</b>		<b>33.75</b>	<b>100%</b>	<b>140.3</b>	<b>146.5</b>
Non-tillable		22.26			
<b>Total</b>		<b>56.01</b>			

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Virginia Arnold Trust farmland:

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
02-11-31-100-015	43.01	\$19,350	\$1,703.76	\$39.61
02-11-31-200-006	13.00	\$2,363	\$186.54	\$14.35
	<b>56.01</b>	<b>\$21,713</b>	<b>\$1,890.30</b>	<b>\$33.75</b>

## ▼ 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 Virginia Arnold Trust 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 Virginia Arnold Trust Farm is represented by Attorney Darrel F. Parish whose contact information is as follows:

Darrel F. Parish  
132 S. Water St., Suite 429  
Decatur, IL 62523  
Phone: (217) 429-4283

## ▼ 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.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Virginia Arnold Trust farmland for sale as follows:

**56.01 acres @ \$5,000 per acre = \$280,050 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  
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*. -