



Heartland Ag
Group Ltd.

Farmland For Sale

White Family Trust Farms

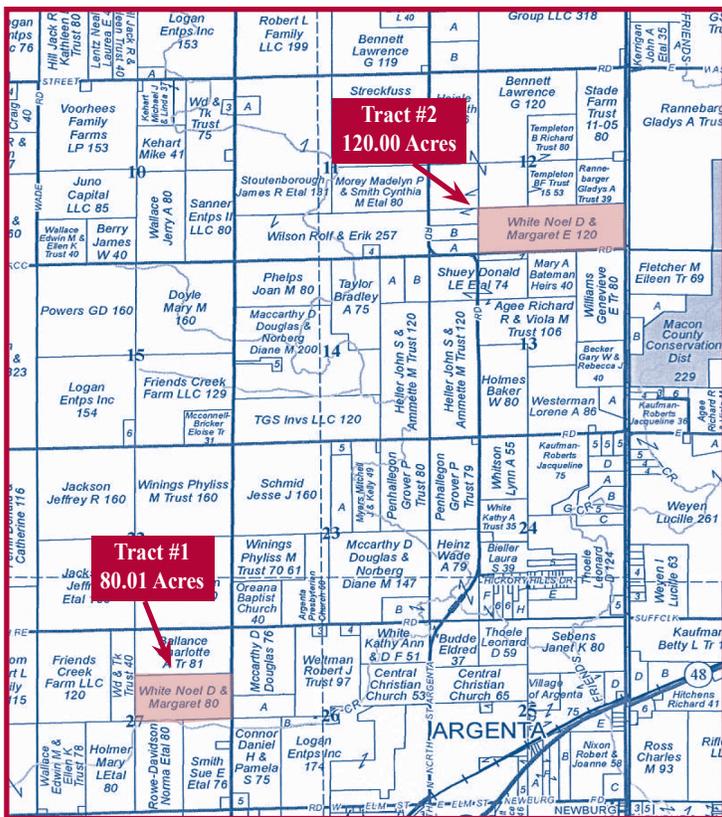
Tract #1 - 80.01 Acres

Friends Creek Township - Macon County

Tract #2 - 120.00 Acres

Friends Creek Township - Macon County

Tract #1 of the White Family Trust Farms is located 1 mile west of Argenta. The soils include Flanagan, Drummer, and Dana with a productivity index of 140.1. Tract #2 is located 2 miles north of Argenta. The soils include Drummer, Flanagan, and Sable with a productivity index of 141.8. Details on these farms 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.

▼ **Grain Storage Bins - Tract #2**
 Tract #2 has two 10,000 bushel grain drying and storage bins located along the south boundary. They are used in the current farming operations.

▼ **Drainage Tile**
 Stan SeEVERS worked with Noel Dean White with regard to the drainage on these two farms. Maps are available upon request.

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

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	5958	5958
Tract No:	1588	197 & 198
Tillable Acres	78.88	117.07
Corn Base Acres	49.43	73.35
PLC Corn Yield	150	150
Soybean Base Acres	29.44	43.70
PLC Soybean Yield	48	48

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

▼ **Location**

Tract #1 of the White Family Trust Farms is located 1 mile west of Argenta and Tract #2 is located 2 miles north of Argenta. Public access to the properties is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ **Legal Description**

Here is a brief legal description for the White Family Trust farmland:

Tract #1 - Parcel ID #: 05-03-27-200-002 (80.01 acres)

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 27, Township 18 North, Range 3 East of the Third Principal Meridian, Macon County, Illinois (containing 80.01 acres more or less).

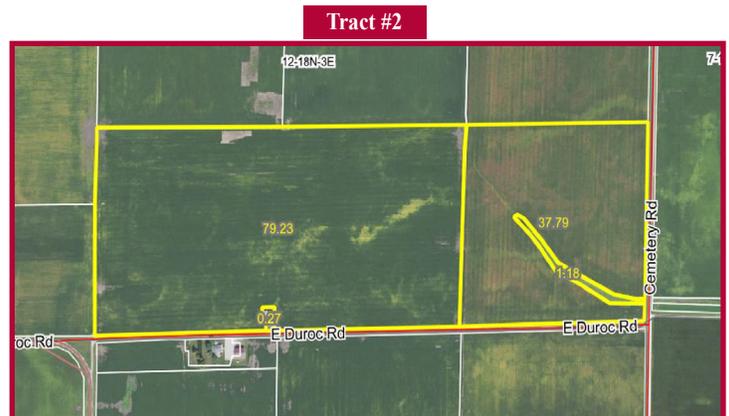
Tract #2 - Parcel ID #: 05-03-12-400-006 (120.00 acres)

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 18 North, Range 3 East of the Third Principal Meridian, Macon County, Illinois; and, the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 18 North, Range 3 East of the Third Principal Meridian, Macon County, Illinois. (containing 120.00 acres more or less).

▼ **Farm Operator and Lease**

The White Family Trust Farmland is being operated by David Brix for the 2020 growing season under the terms of a flexible cash rent lease. Corn and soybeans are the primary crops grown in the area. David does an excellent job of farming and would like to continue his farming operation for the purchaser. The 2020 cash rent income to the landowner is negotiable.

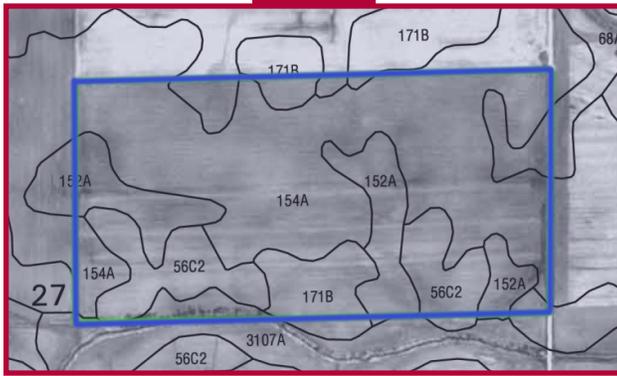
▼ **Aerial Photographs**



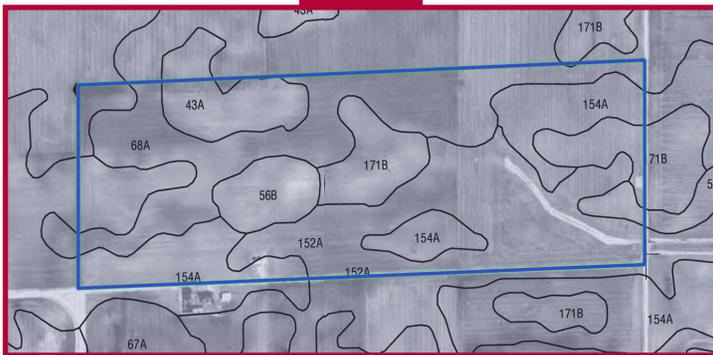
Aerial photographs were provided by the AgriData. Inc.

▼ Soil Maps

Tract #1



Tract #2



▼ Soil Productivity

Soil types and productivity ratings on the White Family Trust farmland (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)
154	Flanagan silt loam	43.54	55.2%	144.0	160.0
152	Drummer silty clay loam	12.37	15.7%	144.0	150.0
56	Dana silt loam	11.27	14.3%	121.8	131.6
171	Catlin silt loam	6.13	7.8%	136.6	143.6
68	Sable silty clay loam	4.04	5.1%	143.0	155.0
107	Sawmill silty clay loam	1.53	1.9%	139.0	140.0
Weighted Averages		78.88	100%	140.1	152.5
Non-tillable		1.13			
Total		80.01			

Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	33.04	28.2%	144.0	150.0
154	Flanagan silt loam	27.99	23.9%	144.0	160.0
68	Sable silty clay loam	27.94	23.9%	143.0	155.0
171	Catlin silt loam	12.35	10.5%	136.6	143.6
56	Dana silt loam	8.51	7.3%	129.7	138.6
737	Ipava silt loam	7.24	6.2%	142.0	160.0
Weighted Averages		117.07	100%	141.8	152.7
Non-tillable		2.93			
Total		120.00			

▼ Tax Information

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

Tract #1

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable in 2019	Rate Per Acre
05-03-27-200-002	80.01	\$45,888	\$3,906.24	\$48.82

Tract #2

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable in 2019	Rate Per Acre
05-03-12-400-006	120.00	\$69,104	\$5,904.66	\$49.20

▼ 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 White Family 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.

▼ 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 White Family Trust farmland for sale as follows:

Tract #1 - 80.01 acres @ \$10,600 per acre = \$848,106 in total
Tract #2 - 120.00 acres @ \$10,950 per acre = \$1,314,000 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:

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*. -