



Heartland Ag  
Group Ltd.

# Farmland For Sale

## Williams Farms

**Tract #1 - 40.00 Acres**

**Tract #2 - 31.77 Acres**

**Prime Farmland**

**Friends Creek & Whitmore Townships  
Macon County, Illinois**

The two Williams Farms are located near Argenta. The soils include Drummer, Flanagan and Sable with productivity indexes of 144.0. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Williams Farms farmland:

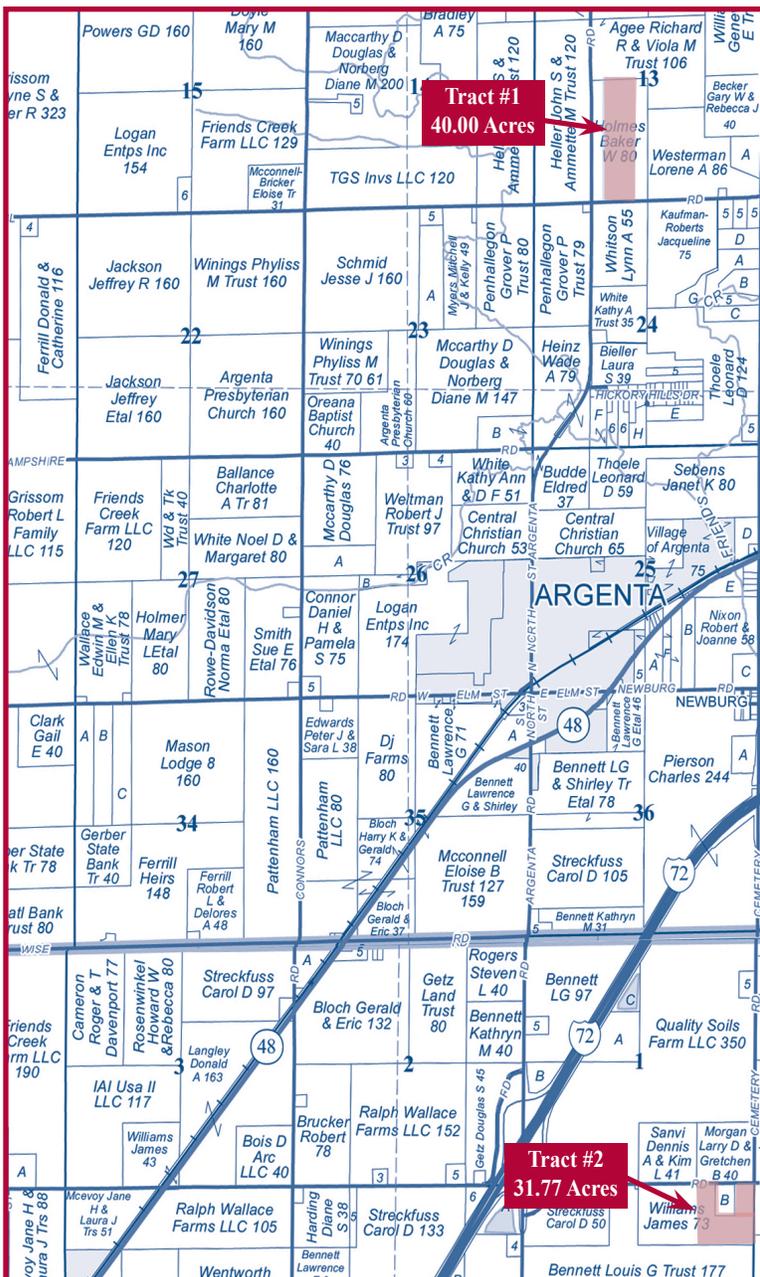
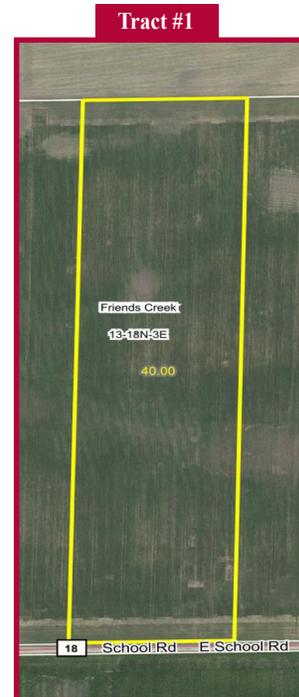
**Tract #1 - Parcel ID #: 05-03-13-300-005 (40.00 acres)**

The East Half (E 1/2) of the West Half (W 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4); and, the W Half (W 1/2) of the East Half (E 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Eighteen North (T18N), Range Three East (R3E) of the Third Principal Meridian (3rd PM), all in Friends Creek Township, Macon County, Illinois.

**Tract #2 - Parcel ID #: 18-08-12-200-008 (31.77 acres)**

Part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4); and the East 20.50 acres of the West 61.50 acres of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian (*except a building site*) all in Whitmore Township, Macon County, Illinois.

## ▼ Aerial Photographs



Reprinted with permission of Rockford Map Inc.

## ▼ Location

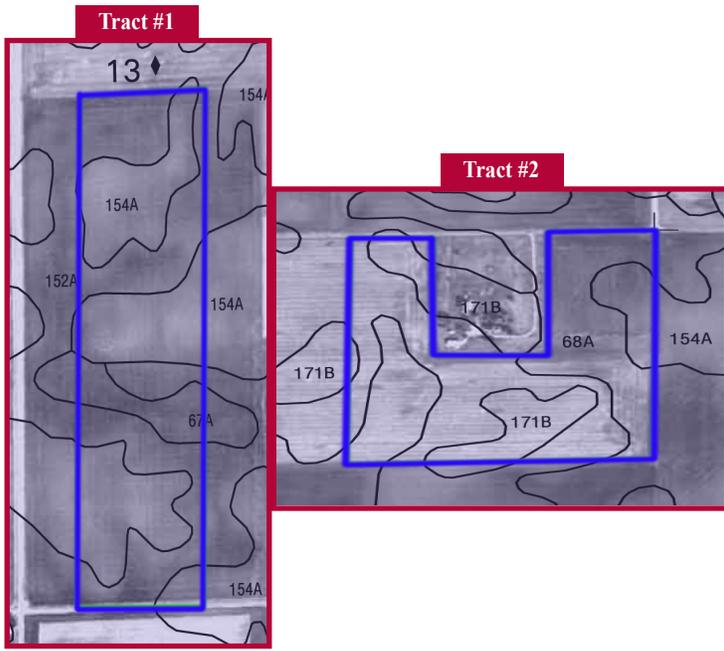
Tract #1 of the Williams Farms is located 2 miles north of Argenta and Tract #2 is located 2 miles south of Argenta. Public access to the properties is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Farm Operator and Lease

The Williams Farms were operated Frontier Farms in 2019. Corn and soybeans are the primary crops grown in the area. They do an excellent job of farming and would like to continue their farming operation for the purchaser. Possession to a buyer is open for the 2020 crop year.

Aerial photograph was provided by the AgriData. Inc.

## ▼ Soil Maps



## ▼ Soil Productivity

Soil types and productivity ratings on the Williams 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	19.83	49.6%	144.0	160.0
152	Drummer silty clay loam	17.12	40.8%	144.0	150.0
67	Harpster silty clay loam	3.05	7.6%	133.0	135.0
<b>Weighted Averages</b>		<b>40.00</b>	<b>100%</b>	<b>143.2</b>	<b>153.8</b>
Non-tillable		0.00			
<b>Total</b>		<b>40.00</b>			

### Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	13.75	43.3%	144.0	160.0
68	Sable silty clay loam	12.77	40.2%	143.0	155.0
171	Catlin silt loam	5.25	16.5%	136.6	143.6
<b>Weighted Averages</b>		<b>31.77</b>	<b>100%</b>	<b>142.4</b>	<b>155.3</b>
Non-tillable		0.00			
<b>Total</b>		<b>31.77</b>			

## ▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois. Note that both tracts are split off from a larger combined unit that is administered in Piatt County. The following numbers are estimates only.

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	3850	3850
Tract No:	3699	3167
Tillable Acres	40.00	31.20
Corn Base Acres	25.31	19.50
PLC Corn Yield	124	124
Soybean Base Acres	13.90	10.70
PLC Soybean Yield	45	45

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

## ▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Williams farmland:

### Tract #1

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable in 2019	Rate Per Acre
05-03-13-300-005	40.00	\$25,619	\$2,180.84	\$54.52

### Tract #2

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable in 2019	Rate Per Acre
18-08-12-200-008	31.77	\$18,508	\$1,441.92	\$45.39

## ▼ 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 Williams 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 Williams farmland for sale as follows:

**Tract #1 - 40.00 acres @ \$10,850 per acre = \$434,000 in total**

**Tract #2 - 31.77 acres @ \$10,850 per acre = \$344,705 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

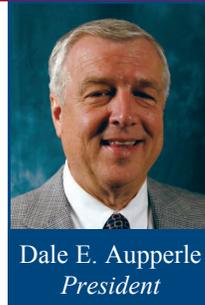
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ 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*. -