



Heartland Ag
Group Ltd.

Development/Farmland For Sale



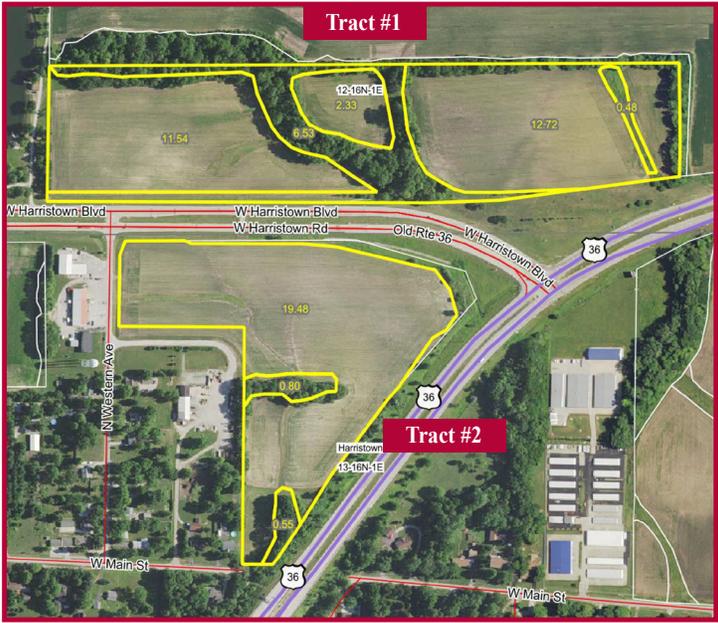
Yobski Family Farms

Tract #1 - 31.11 Acres | Tract #2 - 21.74 Acres

**Harristown Township
Macon County, Illinois**

The Yobski Family tracts of land are located on the west side of Decatur (*in Harristown*) where U. S. Route 36 and Interstate 72 are intersecting. These are highly visible tracts of land with access to the main highway. The soils are primarily Flanagan, Catlin and Wyanet with productivity indexes ranging from 134.7 to 135.6. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



Aerial photographs were provided by the AgriData, Inc.

▼ 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.:	3118	3118
Tract No.:	2985	2988
Total Acres	33.60	21.99
Tillable Acres	27.11	19.51
Corn Base Acres	14.70	11.50
PLC Corn Yield	122	122
Soybean Base Acres	12.40	8.00
PLC Soybean Yield	36	36

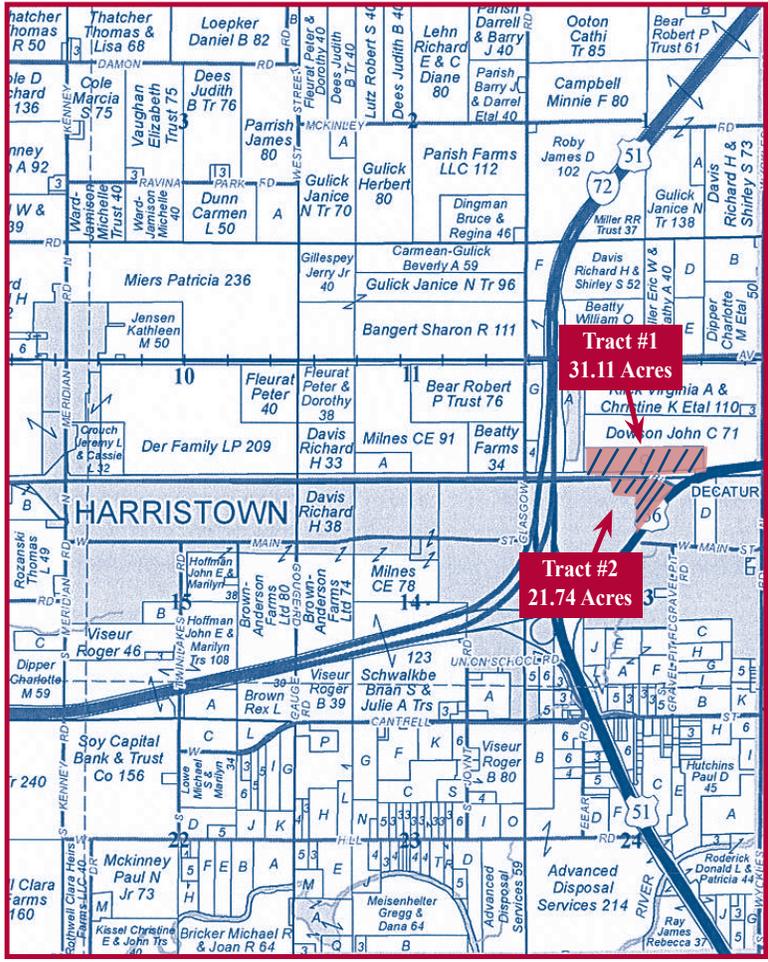
Note – There are highly erodible soils identified on part of this property. The wetland determination is incomplete.

▼ Farm Operator and Lease

The Yobski Family Farms are being operated under the terms of a cash rent lease for year 2021 by Jason Lubich of Niantic. The farmland is planted to corn. Jason does an excellent job and would like to continue his farming operation for the purchasers.

▼ Billboard Sign

Tract #2 has a single pole (*double face*) billboard lease with Link Media Outdoor. The sign is located at the east end of the property on the boundary line and faces U. S. Route 36.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Yobski Family Farms enjoy a highly visible location and is perfect for residential, commercial, or industrial development. Both tracts have access to the main highway. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description & Survey

Each tract has a survey dated March 29, 2019 by Cox Land Surveying. A certified copy of the survey will be provided upon request. Here is a brief legal description for the Yobski Family Farms:

Tract #1: 06-11-12-300-008 (31.11 acres)
 This tract is located in the Southwest Quarter (SW 1/4) of Section Twelve (12) of Harrisstown Township, Macon County, Illinois.

Tract #2: 06-11-13-127-017 (21.74 acres)
 This tract is located in the Northwest Quarter (NW 1/4) of Section Thirteen (13) of Harrisstown Township, Macon County, Illinois.

▼ Soil Productivity

Soil types and productivity ratings on the Yobski Family 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)
154	Flanagan silt loam	7.90	29.7%	144.0	160.0
171	Catlin silt loam	5.96	22.4%	136.6	143.6
622	Wyanet silt loam	5.15	19.4%	111.6	117.5
152	Drummer silty clay loam	5.09	19.1%	144.0	150.0
56	Dana silt loam	2.49	9.4%	129.7	138.6
Weighted Averages		26.59	100%	134.7	144.2
Non-tillable		4.52			
Total		31.11			

Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
171	Catlin silt loam	10.87	55.7%	136.6	143.6
154	Flanagan silt loam	5.64	29.0%	144.0	160.0
622	Wyanet silt loam	2.55	13.1%	111.6	117.5
152	Drummer silty clay loam	0.42	2.2%	144.0	150.0
Weighted Averages		19.48	100%	135.6	145.0
Non-tillable		2.26			
Total		21.74			

▼ Soil Maps

Tract #1



Tract #2



▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Yobski Family Farms:

Tract #1

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
06-11-12-300-008	27.18	\$12,064	\$970.86	\$35.72

Tract #2

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
06-11-13-127-017	24.29	\$10,863	\$877.04	\$36.11

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Yobski Family 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.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Yobski Family Farms for sale as follows:

Tract #1 - 31.11 acres @ \$12,500 per acre = \$388,875 in total

Tract #2 - 21.74 acres @ \$12,000 per acre = \$260,880 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, Suite 100
 Forsyth, IL 62535
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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*. -