



Heartland Ag
Group Ltd.

Farmland For Sale

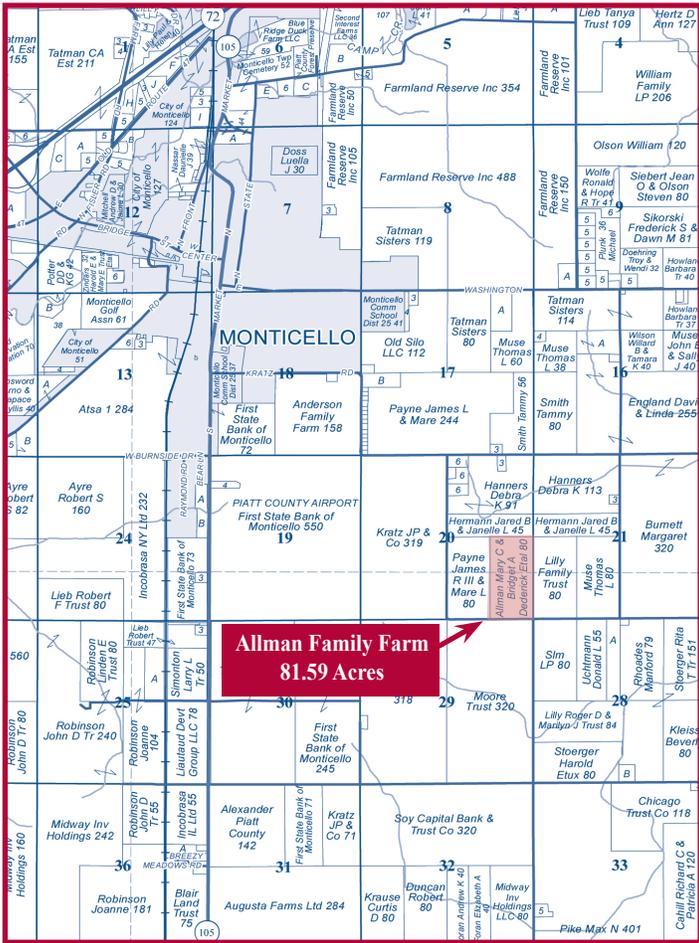


Allman Family Farm

81.59 Acres
Prime Farmland

Monticello Township, Piatt County

The Allman Family Farm is located 2 miles southeast of Monticello, Illinois. Access to the farm is provided by a township road which forms the south boundary. The soils include Drummer, Flanagan, Dana, and Elburn with a productivity index of 138.6. More details on this farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



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▼ Farm Operator and Lease

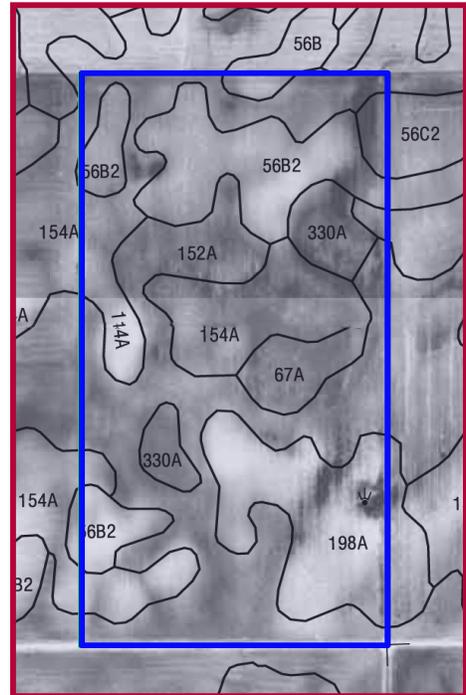
The Allman Family Farm is being operated by George Riley under the terms of a cash rent lease. Corn and soybeans are the primary crops grown on this farm and in the area. George does an excellent job of farming and would like to continue his farming operation for the purchaser.

▼ Soil Productivity

Soil types and productivity ratings on the Allman Family Farm (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)
152	Drummer silty clay loam	26.78	32.9%	144.0	150.0
154	Flanagan silt loam	20.54	25.2%	144.0	160.0
56	Dana silt loam	13.63	16.7%	124.5	134.4
198	Elburn silt loam	11.65	14.3%	143.0	155.0
330	Peotone silty clay loam	4.26	5.2%	123.0	120.0
67	Harpster silty clay loam	3.13	3.9%	133.0	135.0
56	Dana silt loam	0.88	1.1%	121.8	131.6
56	Dana silt loam	0.64	0.7%	129.7	138.6
Weighted Averages		81.51	100%	138.6	148.2
Non-tillable		0.08			
Total		81.59			

▼ Soil Map



▼ Location

The Allman Family Farm is located 2 miles southeast of Monticello, Illinois. Access to the farm is provided by a township road which forms the south boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Allman Family Farm:

Parcel ID # 05-20-18-006-004-00 (80.00 acres)

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eighteen North (T18N), Range Six East (R6E) of the Third Principal Meridian (3rd PM), Piatt County, Illinois.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Allman Family Farm:

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable in 2022	Rate Per Acre
05-20-18-006-004-00	80.00	\$46,796	\$3,070.80	\$38.39

▼ Boundary Survey

Robert Cox Surveying of Mt. Zion, Illinois completed a boundary survey in September 2022. The survey indicates 81.59 acres in this tract. Our sales price is based on surveyed acres.

▼ Aerial Photograph



Aerial photograph was provided by the Piatt County FSA.

▼ FSA Data

The following information has been provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois.

Farm No.:	6576
Tract No.:	1383
Tillable Acres	81.51
Corn Base Acres	48.50
PLC Corn Yield	152
Soybean Base Acres	31.50
PLC Soybean Yield	47

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

▼ Tile Drainage

In 2002 W.E. Crane, Inc. did extensive tile work to this farm that included 13,328 feet of 5-inch tile and 3,686 feet of 4-inch tile - - as well as several French (*rock*) drains. A map of the tile installation and the invoice are available upon request.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price. 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 Allman Family Farm. 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 Allman Family Farm is represented by Luke Feeney, Attorney At Law, whose contact information is as follows:

Luke Feeney
Miller, Tracy, Braun, Funk & Miller, Ltd.
316 South Charter Street
Monticello, IL 61856
Phone: (217) 762-9416

▼ 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 Allman Family Farm for sale as follows:

81.59 acres @ \$19,500 per acre = \$1,591,005 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
Designated Managing Broker
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*. -