



Heartland Ag
Group Ltd.

Farmland For Sale

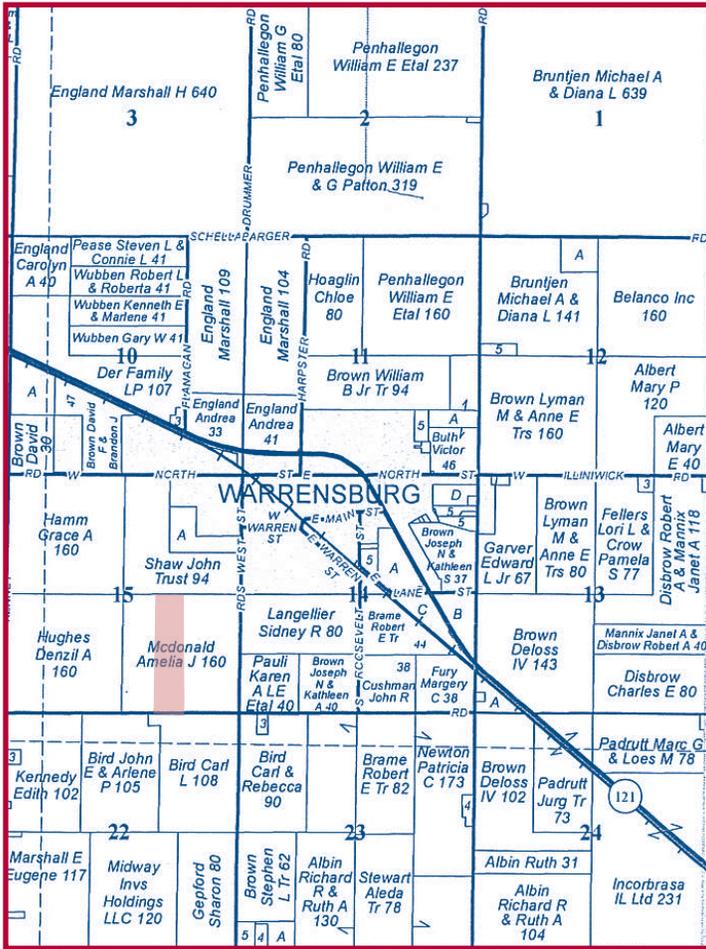


Amelia McDonald Farm

40.50 Acres - Prime Farmland

**Illini Township
Macon County, Illinois**

The Amelia McDonald Farm is located directly southwest of Warrensburg, Illinois. The soils are primarily Flanagan, Drummer, and Catlin with a productivity index of 139.7. 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

The Amelia McDonald Farm is located directly southwest of Warrensburg, Illinois on the north side of Hackney Road. Public access to the property is provided by a township road on the south boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Amelia McDonald Farm. This unit is a part of the following parcel ID number in Macon County:

Parcel ID #08-06-15-400-004 (120.01 acres)

The East Half (E 1/2) of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Seventeen North (T17N), Range One East (R1E) of the Third Principal Meridian (3rd PM), Illini Township, Macon County, Illinois (containing 40.00 acres more or less).

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Farm Operator and Lease

The Amelia McDonald Farm is being operated under the terms of a modified crop share lease for year 2018 by Mike Timmons. The primary crops grown in the area are corn and soybeans. Mike and his son Michael do an excellent job and would like to continue their farming operation for the new owners.

▼ FSA Data

The following information is part of a larger overall ownership unit and was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois:

Farm No:	7605
Tract No.	7801
Total Acres	120.24
Tillable Acres	120.09
Corn Base Acres	95.86
PLC Yield	176
Soybean Base Acres	23.60
PLC Yield	50

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

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Amelia McDonald 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)
154	Flanagan silt loam	13.82	33.2%	144.0	160.0
152	Drummer silty clay loam	11.92	28.7%	144.0	150.0
171	Catlin silt loam	11.26	27.1%	136.6	143.6
330	Peotone silt loam	3.78	9.1%	123.0	120.0
56	Dana silt loam	0.81	1.9%	121.8	131.6
Weighted Averages		41.59	100%	139.7	148.5
Non-tillable		1.01			
Total		42.60			

▼ Tax Information

This farm is a part of a larger overall ownership unit. The Macon County Treasurer has provided the following real estate tax information on the Amelia McDonald Farm:

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
08-06-15-400-004	120.01	\$66,430	\$5,739.92	\$47.83

▼ Survey

Mat Cox of Survey Solutions has provided a survey plat showing the 40.50 acres with a legal description. That plat is available upon request.

▼ 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 Amelia McDonald 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.

▼ 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 Amelia McDonald Farm for sale as follows:

40.50 acres @ \$10,250 per acre = \$415,125 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:

Ryan E. Aupperle, AFM
Heartland Ag Group Ltd.
 1401 Koester Drive, Suite 100
 Forsyth, IL 62535
 Office: (217) 876-7700
 Fax: (217) 876-7724
 E-mail: ryan@heartlandaggroup.com
 Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
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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*. -