



Heartland Ag
Group Ltd.

Farmland For Sale

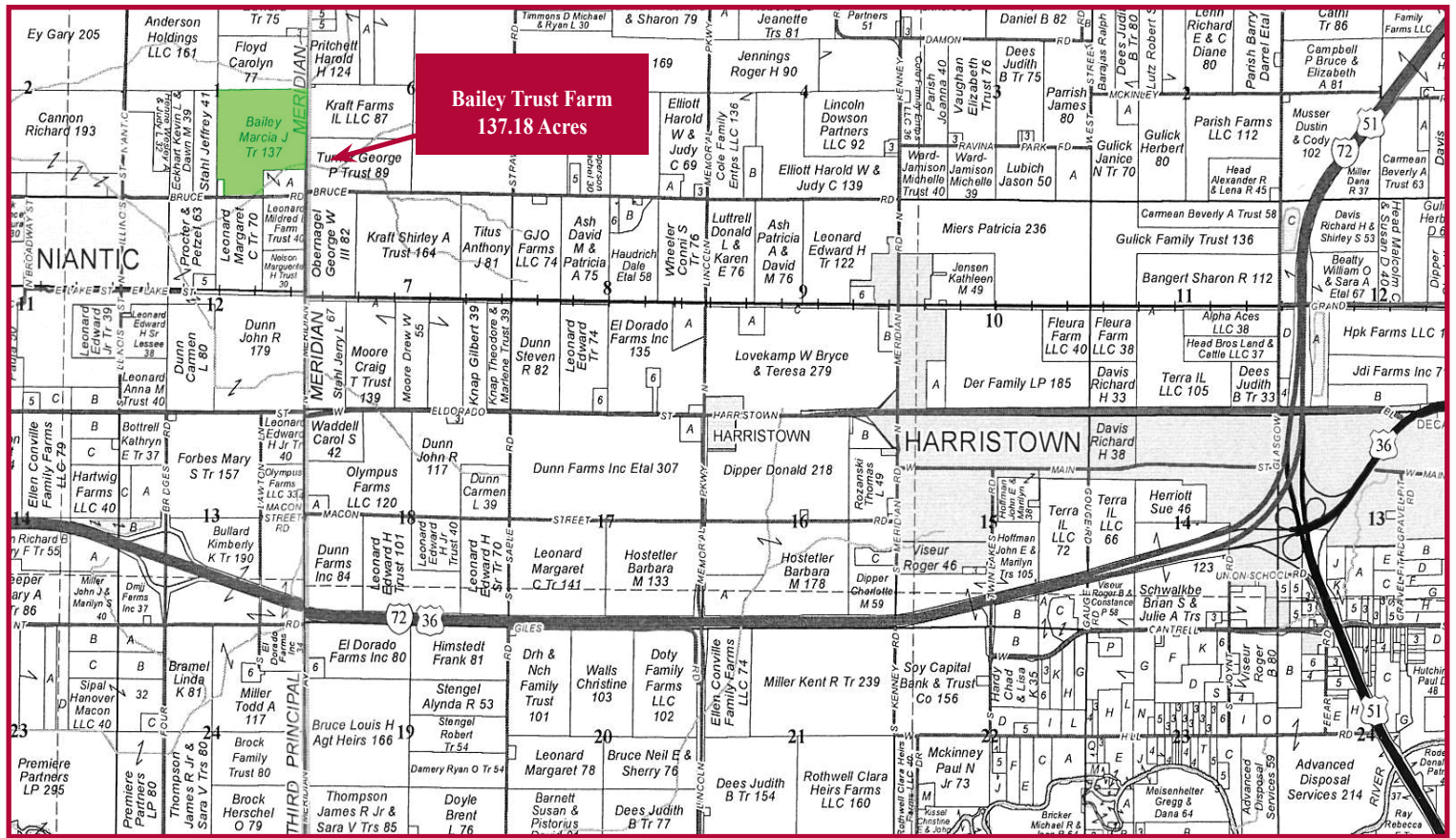


Bailey Trust Farm

137.18 Acres - Prime Farmland

Niantic Township, Macon County

The Bailey Trust Farm is located northeast of Niantic, Illinois in Macon County. Access is provided by Bruce Road and Meridian Avenue. The soils include Elburn, Plano and Drummer with a productivity index of 142.4. More details on this farm 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.

▼ Location

The Bailey Trust Farm is located northeast of Niantic, Illinois in Macon County. Excellent access is provided by Bruce Road which forms the south boundary and Meridian Avenue which forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

A detailed legal description to this property is available in the title insurance policy we will provide upon request. Here is a brief legal description for the Bailey Trust Farm:

Parcel #: 13-10-01-400-001 (77.26 acres)

Part of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), Township Sixteen North (T16N), Range One West (R1W), Macon County, Illinois.

Parcel #: 13-10-01-400-007 (59.92 acres)

North 59.92 acres of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), Township Sixteen North (T16N), Range One West (R1W), Macon County, Illinois.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Bailey Trust Farm:

		2024	2024 Taxes	Rate
Parcel ID #	Acres	Assessed Value	Payable in 2025	Per Acre
13-10-01-400-001	77.26	\$67,391	\$5,029.12	\$65.09
13-10-01-400-007	59.92	\$53,136	\$3,972.74	\$66.30
	137.18	\$120,527	\$9,001.86	\$65.62

▼ FSA Data

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

Farm No:	1371
Tract No:	2445
Tillable Acres	131.10
Corn Base Acres	67.60
PLC Corn Yield	170
Soybean Base Acres	63.50
PLC Soybean Yield	48

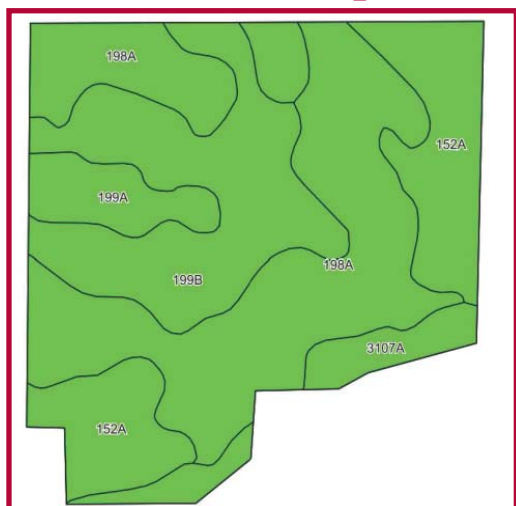
Note - The Macon County FSA office has verified there is no highly erodible designations on this field. The wetland determination is incomplete.

▼ Aerial Photograph



Aerial photograph was provided by AgriData Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Bailey Trust Farm (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
198	Elburn silt loam	52.94	41.5%	143.0
199	Plano silt loam	31.79	24.9%	141.0
152	Drummer silty clay loam	27.58	21.6%	144.0
107	Sawmill silty clay loam	7.94	6.2%	139.0
199	Plano silt loam	7.43	5.8%	142.0
Weighted Averages		127.68	100%	142.4
Non-tillable		9.50		
Total		137.18		

▼ Farm Operator and Lease

The Bailey Trust Farm was operated over the years by Steve Dunn under the terms of a crop share lease. Corn and soybeans were the primary crops grown on this farm and in the area. Steve does an excellent job of farming and would be open to continuing his farming operation for prospective buyers.

▼ 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 Bailey 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 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 Bailey Trust farmland for sale as follows:

137.18 acres @ \$16,500 per acre = \$2,263,470 in total

▼ 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
Managing Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA
Designated Managing Broker

Office: (217) 876-7700

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

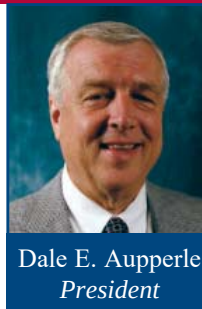
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ Rural Appraisal

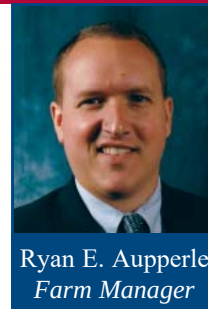
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

▼ 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**. -