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# Farmland For Sale

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## Baker Trust Farm

**20.0 Acres – Prime Farmland**

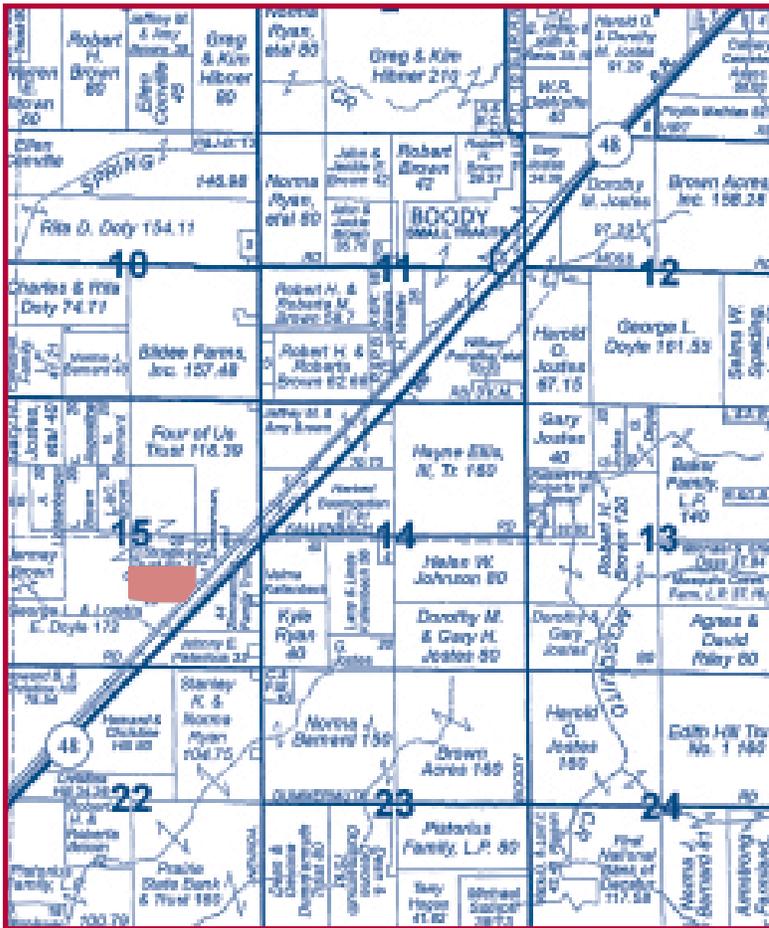
**Blue Mound Township  
Macon County, Illinois**

The Baker Trust Farmland is located southwest of Boody, Illinois. The soils include Elburn and Drummer-Milford with a productivity index of 140.3. 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 photograph was provided by the AgriData, Inc.



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Baker Trust farm is located southwest of Boody, Illinois. Access is provided by an easement off Rosedale Road west of the property. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Baker Trust farmland:

**Parcel ID # 02-15-15-400-002**

The South Half of the Northwest Quarter of the Southeast Quarter of Section 15, Township 15 North, Range 1 East of the 3rd P.M. Situated in Macon County, Illinois.

## ▼ Farm Operator and Lease

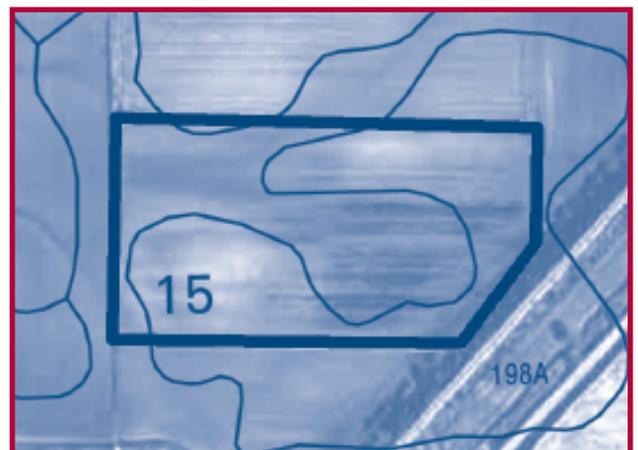
The Baker Trust farm is being operated under the terms of a flexible cash rent for year 2014 by Darrell Hall. The primary crops grown in the area are corn and soybeans. Darrell does an excellent job and would like to continue his farming operation for the new owners.

## ▼ Soil Productivity

Soil types and productivity ratings on the Baker Trust farmland (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)
198	Elburn silt loam	10.80	55.4%	143.0	155.0
722	Drummer-Milford silty clay loam	8.70	44.6%	137.0	150.0
<b>Weighted Averages</b>		<b>19.50</b>	<b>100%</b>	<b>140.3</b>	<b>152.8</b>
Non-tillable		0.50			
<b>Total</b>		<b>20.00</b>			

## ▼ Soil Map



## ▼ FSA Data

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

Farm No:	338
Tract No:	999
Tillable Acres	19.5
Corn Base Acres	9.5
Direct Payment Corn Yield	134
Counter-cyclical Payment Corn Yield	151
Soybean Base Acres	9.5
Direct Payment Soybean Yield	43
Counter-cyclical Payment Soybean Yield	51

## ▼ Tax Information

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

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
02-15-15-400-002	20.00	\$9,081	\$703.00	\$35.15

## ▼ 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 Baker 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.

The Baker Trust is represented by Attorney Win Wehrli whose contact information is as follows:

Win Wehrli  
104 South Parkway Drive  
Naperville, IL 60540  
Phone: (630) 355-0076  
Fax: (630) 355-0489

## ▼ 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 Baker Trust farmland for sale as follows:

20.00 acres @ \$12,000 per acre = \$240,000 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  
*Office: (217) 876-7700*  
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Heartland Ag Group Ltd.  
1401 Koester Drive, Suite 100  
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  
*Farm Manager*



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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -