



Heartland Ag
Group Ltd.

Farmland For Sale



Bally Farm

15.16 Acres Farmland

**Whitmore Township
Macon County, Illinois**

The Bally farmland is located in Oreana, Illinois on the east side of Illinois State Route 48. Details on this 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 AgriData, Inc.

▼ Farm Operator and Lease

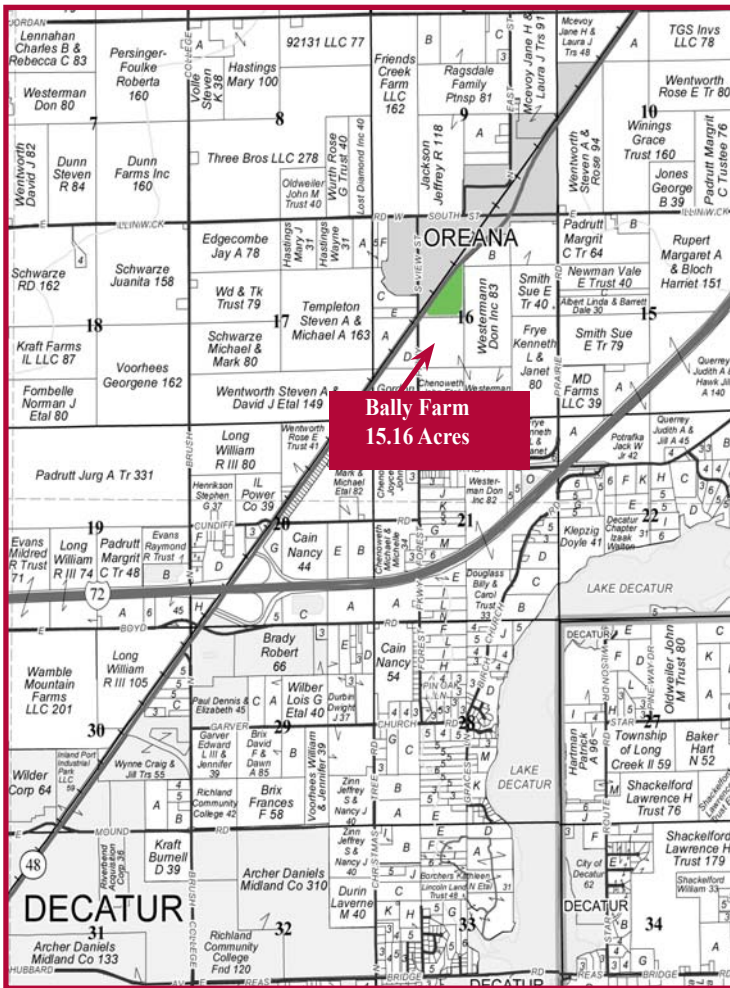
Kurt Robson of Cisco, Illinois has operated this farm for a number of years under the terms of a cash rent lease. Corn and soybeans are the primary crops grown in the area.

▼ FSA Data

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

Farm No.:
Tract No.:
Total Acres
Tillable Acres
Corn Base Acres
PLC Corn Yield
Soybean Base Acres
PLC Soybean Yield

Note - The Macon County FSA office has verified that there are no highly erodible soils. Wetland determinations are incomplete.



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▼ Location

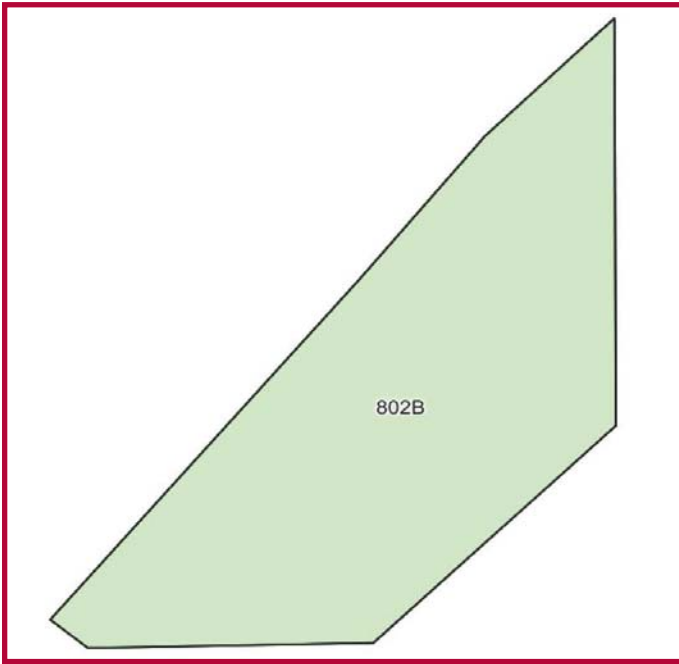
The Bally farm is located on the south edge of Oreana, Illinois. Excellent access is provided by Illinois State Route 48 which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Bally farm. A detailed legal description from a title insurance commitment will be available upon request.

That part of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Seventeen North (T17N), Range Three East (R3E) of the 3rd Principal Meridian, lying south of the right-of-way of the Illinois Central Railroad Company and State Route 48. Situated in Macon County.

▼ Soil Map



▼ Soil Productivity

The current soil classification is 802 Orthents. It notes these are well drained soils in the area where the landscape has been modified by filling, leveling, and shaping in areas near highways. The underlying and surrounding soil types are Flanagan silt loam and Drummer silty clay loam.

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>
802	Orthents, loamy (Drummer/Flanagan)	15.17	100%	144.0 est.

▼ Tax Information

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

<u>Parcel ID #</u>	<u>Acres</u>	<u>2024 Assessed Value</u>	<u>2024 Taxes Payable in 2025</u>	<u>Rate Per Acre</u>
18-08-16-178-003	15.16	\$4,666.00	\$319.84	\$21.10

▼ 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 Bally 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.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Bally farmland for sale as follows:

15.16 acres @ \$16,750 per acre = \$253,930 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
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

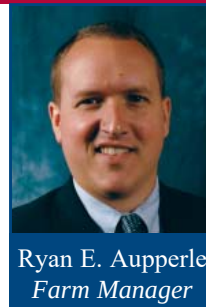
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

▼ 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



Heartland Ag Group, Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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