



Heartland Ag
Group Ltd.

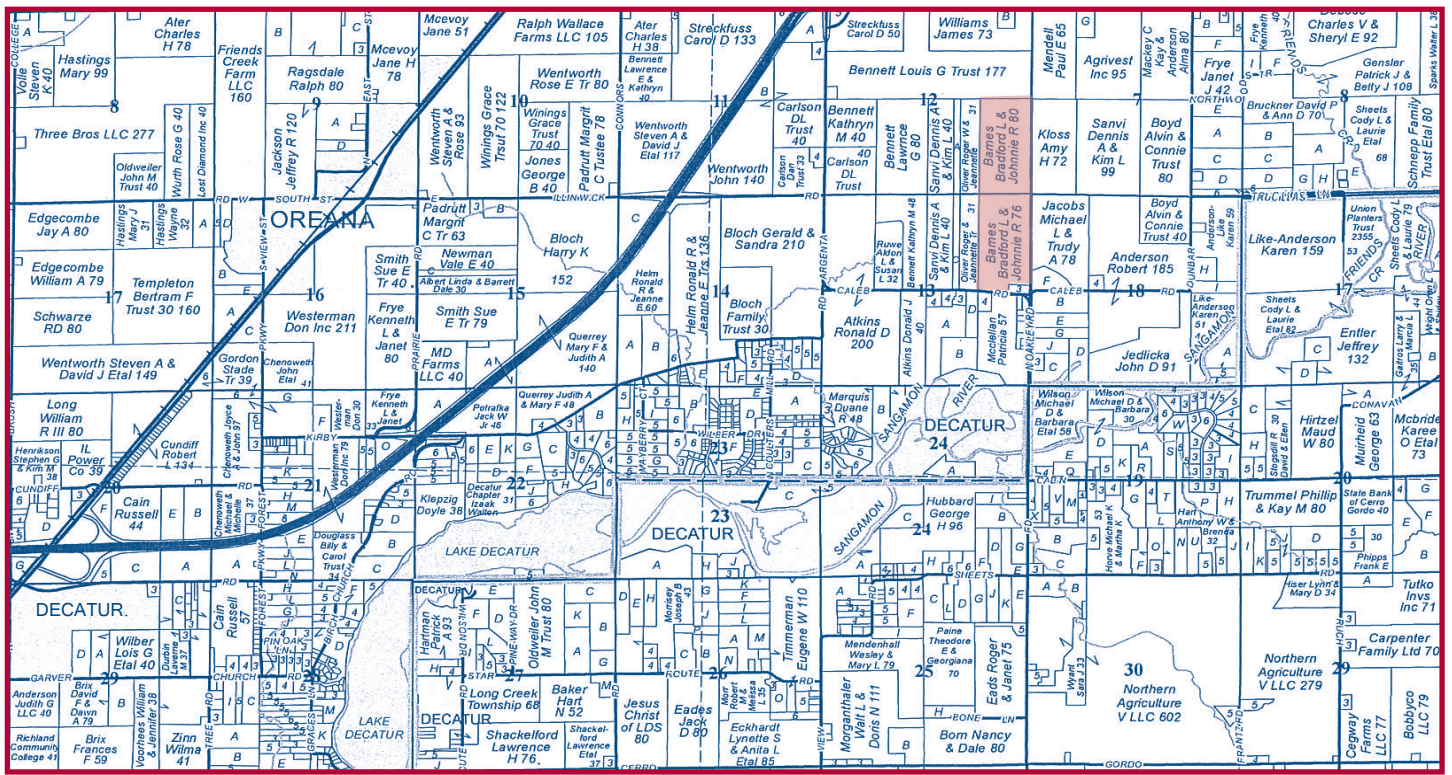
Farmland For Sale

Barnes-Sperry Farm

165.43 Acres
Top Quality Farmland

Whitmore Township
Macon County, Illinois

The Barnes-Sperry farmland is located 3 miles directly east of Oreana (*north-east of Decatur*). The soils include Sable, Flanagan, and Sunbury with a productivity index of 139.0. Details on the 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 Barnes-Sperry farmland is located 3 mile directly east of Oreana. Public access to the property 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 for the Barnes-Sperry farmland. A title policy is available upon request.

Parcel ID #18-08-12-400-002

Parcel ID #18-08-13-200-004

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twelve (12); and the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirteen (13) except a building site in the Southeast Corner; and that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) lying North of County Highway 25; all in Section Thirteen (13); Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Whitmore Township, Macon County, Illinois.

▼ Survey

This property has been surveyed by Cox Surveying of Findlay, Illinois. The final plat shows 165.43 acres within the boundaries of this property. The survey is available upon request.

▼ Farm Operator and Lease

The Barnes-Sperry farm was operated in 2017 by Adam Sleeth of Monticello, Illinois. Corn and soybeans are the primary crops grown in the area. Adam does an excellent job of farming and would like to continue his farming operation. Possession to a buyer is open for the 2018 crop year.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Barnes-Sperry farmland:

		2016	2016 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2017</u>	<u>Per Acre</u>
18-08-12-400-002	80.00	\$45,633	\$3,638.10	\$45.48
18-08-13-200-004	76.37	\$26,968	\$2,150.02	\$28.15
	156.37	\$72,601	\$5,788.12	\$37.02

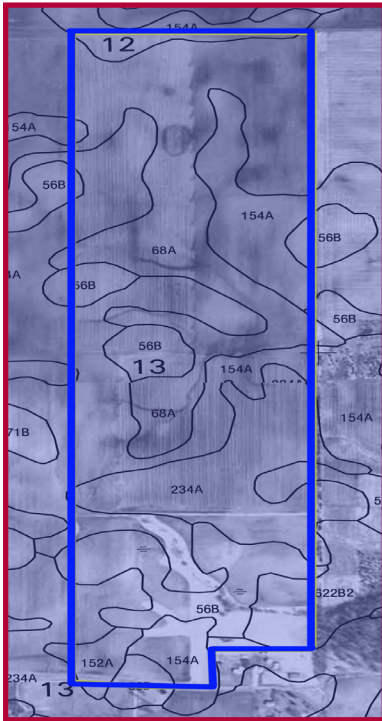
▼ FSA Data

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

Farm No.	2088
Tillable Acres	152.73
Corn Base Acres	80.60
PLC Corn Yield	140
Soybean Base Acres	72.10
PLC Soybean Yield	42

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

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Barnes-Sperry 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)
68	Sable silty clay loam	50.57	33.1%	143.0	155.0
154	Flanagan silt loam	50.26	32.9%	144.0	160.0
234	Sunbury silt loam	25.13	16.5%	131.0	140.0
56	Dana silt loam	22.41	14.7%	129.7	138.6
152	Drummer silty clay loam	2.38	1.6%	144.0	150.0
622	Wyandot silt loam	1.98	1.3%	114.0	120.0
Weighted Averages		152.73	100%	139.0	151.2
Non-tillable		12.70			
Total		165.43			

▼ 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.

▼ Farm Buildings

Three metal grain storage bins are located along the south boundary line of the property (*adjacent to the building site that is no longer a part of this tract of farmland*). An easement for the usage goes through the adjacent farmstead.



▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Barnes-Sperry 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 Barnes-Sperry farm is represented by Attorney John Foltz, whose contact information is as follows:

John Foltz
Glasgow & Foltz
114 W. Washington St.
Monticello, IL 61856
Phone: (217) 762-8245

▼ 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 Barnes-Sperry farmland for sale as follows:

165.43 acres @ \$9,750 per acre = \$1,612,942.50 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
Fax: (217) 876-7724
E-mail: dale@heartlandaggroup.com
Web: www.heartlandaggroup.com



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
Rural Appraiser



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