



Heartland Ag
Group Ltd.

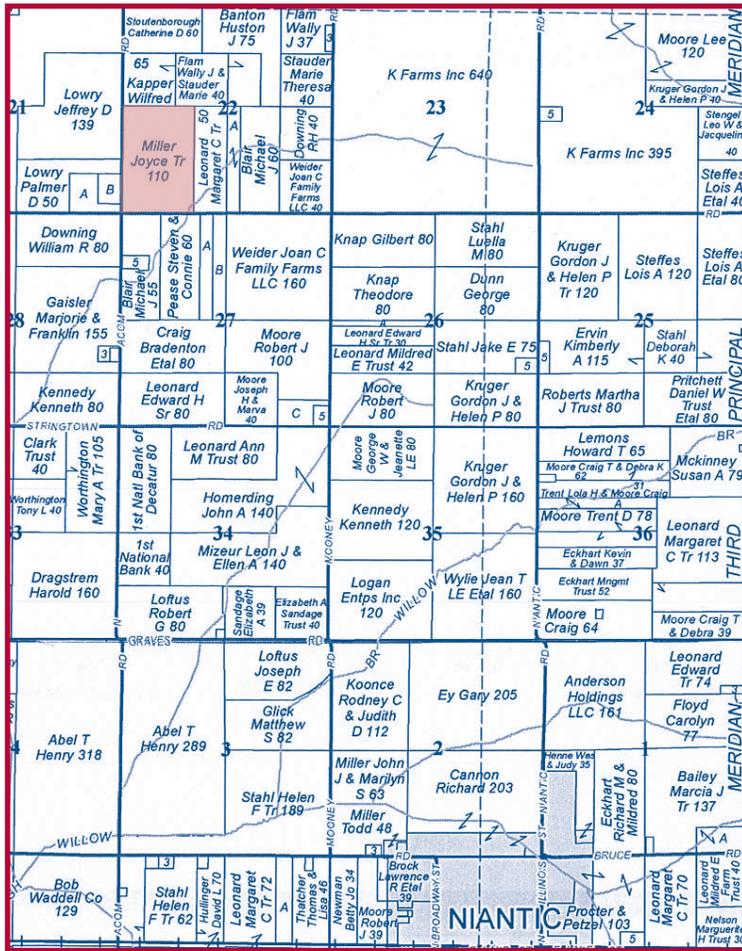
Farmland For Sale

Joyce Miller Farm

110.00 Acres - Prime Farmland

**Niantic Township
Macon County, Illinois**

The Joyce Miller farmland is located 3 miles northwest of Niantic, Illinois. The soils are primarily Sable and Ipava with a productivity index of 142.1. 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 Joyce Miller farmland is located 3 miles northwest of Niantic, Illinois. Excellent access to the property is provided by Park Road on the south and Acom Road on the west sides of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

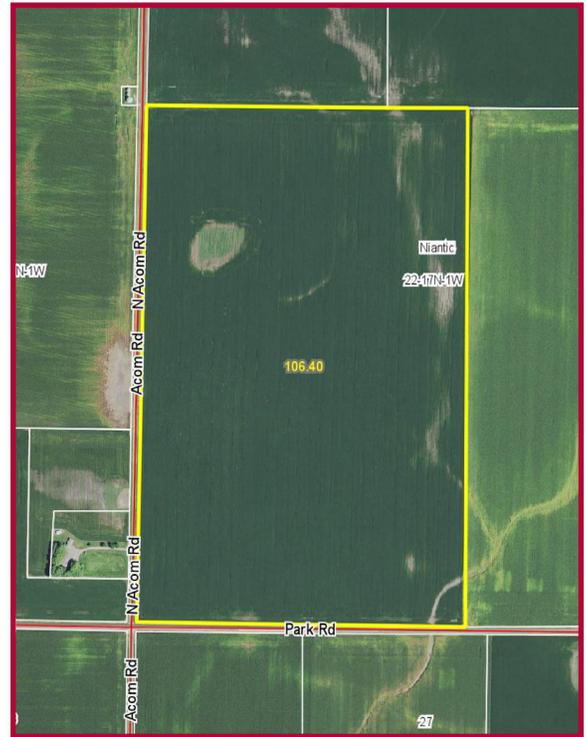
▼ Legal Description

Here is a brief legal description of the Joyce Miller farmland.

- Parcel ID #13-05-22-300-001 (80.00 acres)
- Parcel ID #13-05-22-300-002 (30.00 acres)

The West 110.00 acres of the Southwest Quarter (SW 1/4) of Section Twenty-two (22), Township Seventeen North (T17N), Range One West (R1W), of the Third Principal Meridian (3rd PM), Niantic Township, Macon County, Illinois.

▼ 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 Joyce Miller farmland:

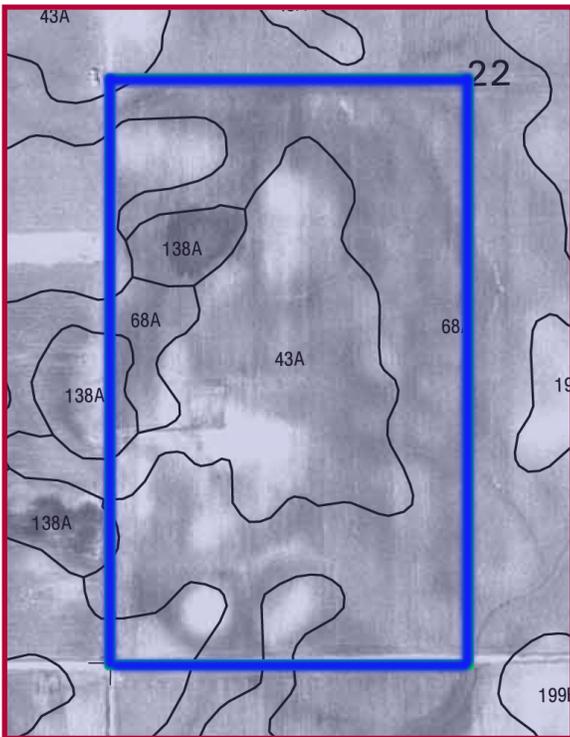
Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable in 2017	Rate Per Acre
13-05-22-300-001	80.00	\$41,657	\$3,887.68	\$48.60
13-05-22-300-002	30.00	\$16,859	\$1,573.80	\$52.46
	110.00	\$58,516	\$5,461.48	\$49.65

▼ FSA Data

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

Farm No.	1488
Tract No.	1898
Tillable Acres	106.40
Corn Base Acres	106.40
PLC Yield	163

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Joyce Miller 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	63.82	60.0%	143.0	155.0
43	Ipava silt loam	38.30	36.0%	142.0	160.0
138	Shiloh silty clay loam	1.28	4.0%	130.0	135.0
Weighted Averages		106.40	100%	142.1	156.0
Non-tillable		3.60			
Total		110.00			

▼ Farm Operator and Lease

The Joyce Miller farm is being operated under the terms of a cash rent lease for year 2017 by Dan Henebry. The primary crops grown in the area are corn and soybeans. Dan does an excellent job and would like to continue his farming operation for the new owners.

▼ 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 Joyce Miller 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 Joyce Miller farmland for sale as follows:

110.00 acres @ \$11,250 per acre = \$1,237,500 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 - Managing Broker
 Office: (217) 876-7700
 E-mail: dale@heartlandaggroup.com
 Web: www.heartlandaggroup.com

Ryan E. Aupperle, AFM - Broker
 Office: (217) 876-7700
 E-mail: ryan@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*. -