



Heartland Ag
Group Ltd.

Farmland For Sale



M. Eileen Fletcher Trust Farm

69.19 Acres - Top Quality Farmland

(with Development Potential)

**Friends Creek Township
Macon County, Illinois**

The M. Eileen Fletcher Trust farmland is located 2 1/2 miles northeast of Argenta, Illinois (*next to Friends Creek Park*). Several residential building sites are possible. The soils are primarily Flanagan, Birkbeck, and Drummer with a productivity index of 136.1. 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 AgriData, Inc.

▼ Development Potential

Approximately 18% of the M. Eileen Fletcher Trust farm is non-tillable land. These grass and wooded acres are an excellent wildlife habitat and good for recreational opportunities. The location of this land next to Friends Creek Park makes it a potential rural residential building site.

▼ Farm Operator and Lease

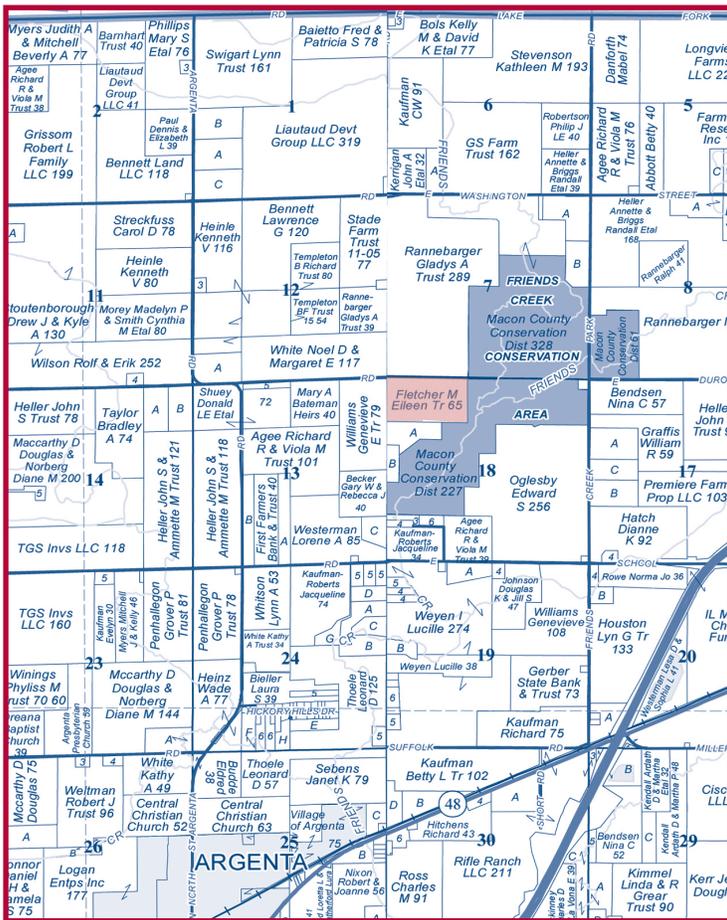
The M. Eileen Fletcher Trust farm is operated under the terms of a cash rent lease by Mike and Brent Ferrill. The primary crops grown in the area are corn and soybeans. Mike and Brent do an excellent job and would like to continue their farming operation for the new owners.

▼ FSA Data

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

Farm No.:	330
Tract No.:	394
Total Acres	65.63
Tillable Acres	56.40
Corn Base Acres	39.70
PLC Corn Yield	140
Soybean Base Acres	6.96
PLC Soybean Yield	62
CRP Acres	9.14

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



Reprinted with permission of Rockford Map Inc.

▼ Location

The M. Eileen Fletcher Trust farm is located 2 1/2 miles northeast of Argenta, Illinois (*next to Friends Creek Park*). Access to the farm is provided by Cemetery Road which forms the west boundary. Duroc Road forms the north boundary line but dead-ends at the east end of the property. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

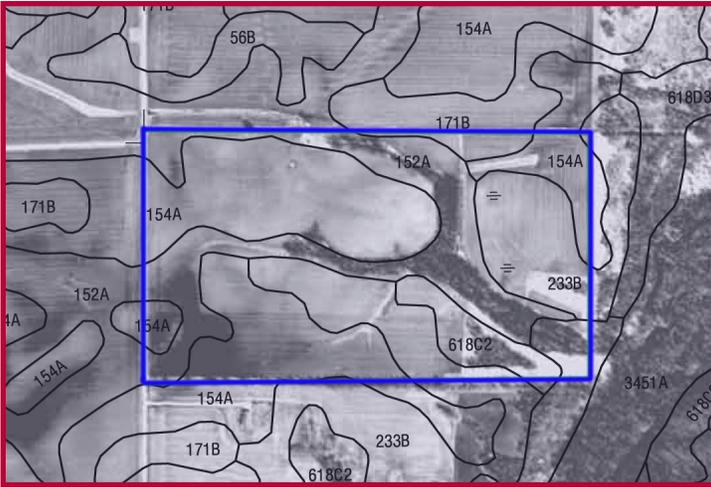
Here is the legal description on the M. Eileen Fletcher Trust farm:

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Eighteen (18), Township Eighteen North (T18N), Range Four East (R4E) of the Third Principal Meridian (3rd PM), except the East 670.50 feet thereof.

▼ CRP Acreage

9.74 acres of this farm were in the polinator and filter strip programs. Upon the death of the landowner - - the trust cancelled those programs. These 9.74 acres will be put back into crop production in 2022. It cannot be re-enrolled in the previous CRP programs.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the M. Eileen Fletcher Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (1156)
			Farm	Index (811)	
154	Flanagan silt loam	28.23	50.1%	144.0	150.0
233	Birkbeck silt loam	14.16	25.1%	120.8	123.8
152	Drummer silty clay loam	9.59	17.0%	144.0	150.0
618	Senachwine silt loam	2.31	4.1%	99.5	112.8
171	Catlin silt loam	1.25	2.2%	136.6	143.6
107	Sawmill silty clay loam	0.86	1.5%	139.0	140.0
Weighted Averages		56.40	100%	136.1	146.6
Non-tillable		<u>12.79</u>			
Total		69.19			

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the M. Eileen Fletcher Trust farmland:

Parcel ID #	Acres	2020		Rate Per Acre
		Assessed Value	2020 Taxes Payable in 2021	
05-04-18-100-001	69.19	\$33,674	\$2,845.50	\$41.13

▼ Title Insurance

The seller shall provide a title insurance policy in the amount of the purchase price. A preliminary title commitment will be furnished upon request. Please give us a call.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers in this transaction.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the M. Eileen Fletcher 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 M. Eileen Fletcher Trust farm is represented by attorney Jim Jankowicz whose contact information is as follows:

Jim Jankowicz
Record and Jankowicz
101 S. Main St.
Decatur, IL 62523
Phone: (217) 428-6629

▼ 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 M. Eileen Fletcher Trust farmland for sale as follows:

69.19 acres @ \$11,950 per acre = \$826,820.50 in total

▼ 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
Designated Managing Broker
President - Heartland Ag Group Ltd.
1401 Koester Drive
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
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*. -