



**Heartland Ag
Group Ltd.**

Development/Farm Land For Sale



This photograph shows the frontage along Brush College Road.

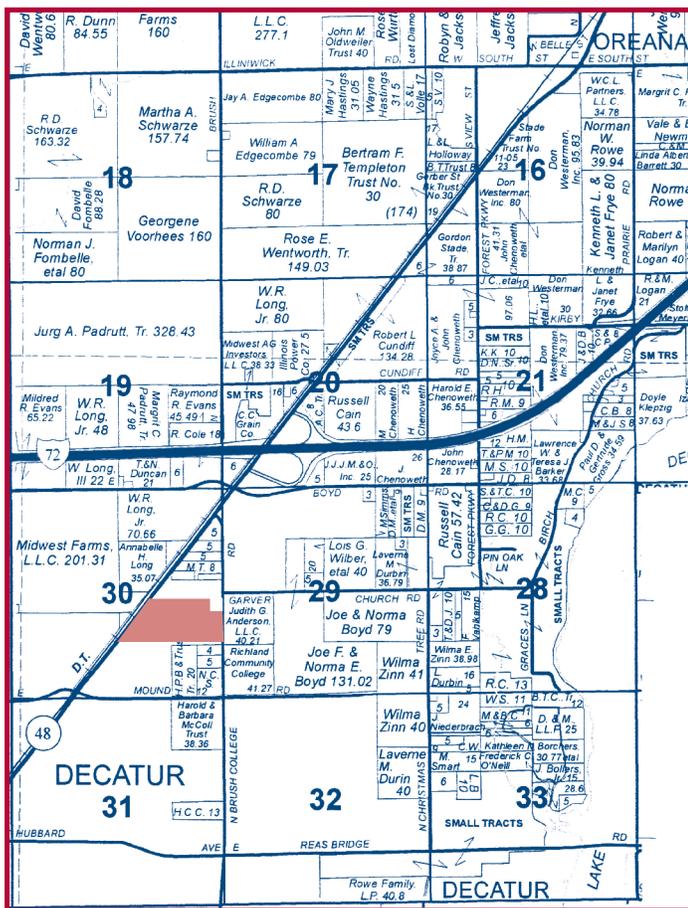
Decatur Enterprise Park LLC Land

63.76 Acres

Whitmore Township

Macon County, Illinois

The Decatur Enterprise Park LLC land consists of 63.76 acres of development/farmland in the northeast edge of Decatur (*Whitmore township*). This property is approximately 1/2 mile north of Richland Community College directly on Brush College Road. Access is also provided by State Route 48. It has excellent commercial development potential. Soils include Drummer, Catlin, Flanagan and Dana and the productivity index is 140.6. Details of this land 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.

▼ Farm Operator and Lease

John and Mike Chenoweth have operated this farmland for many years - - optimizing production of corn and soybeans. The lease for 2013 is open for negotiation with any farming operation. The Chenoweth's would like an opportunity to continue farming this land.

▼ Aerial Photograph



This aerial photograph was provided by Agri Data.

▼ Location

The Decatur Enterprise Park LLC land consists of 63.76 acres of development/farmland in Whitmore township. This property is approximately 1/2 mile north of Richland Community College in between State Route 48 and Brush College Road. It has excellent commercial development potential. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Access and Area Roads

This property has excellent access directly onto State Route 48 which in a half mile meets the intersection of Interstate 72 which crosses the north edge of Decatur. Brush College Road is a main thoroughfare providing a boundary on the east side of the property.

▼ Legal Description

Here is a brief legal description of the property.

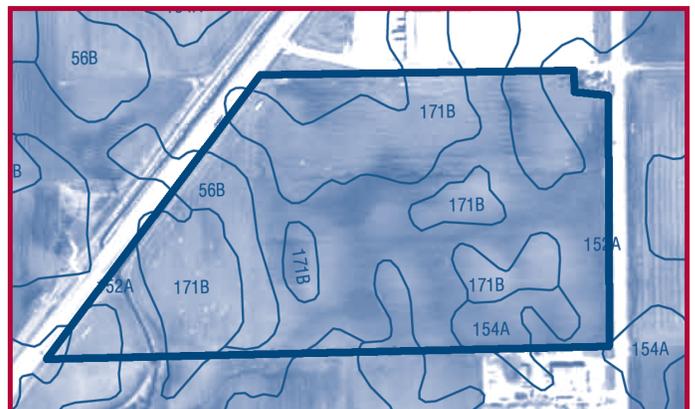
Parcel ID# 18-08-30-400-014 (63.76 Acres)

Part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30) in Township Seventeen North (T17N), Range Three East (R3E) of the Third Principal Meridian, Whitmore Township, Macon County, Illinois.

▼ Soil Productivity

Soil types and productivity ratings on the Decatur Enterprise Park LLC land (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Productivity	
			Farm Index (811)	Index (1156)
152	Drummer silty clay loam	29.50	47.3%	144.0
171	Catlin silt loam	21.40	34.3%	136.6
154	Flanagan silt loam	7.50	12.0%	144.0
56	Dana silt loam	4.00	6.4%	129.7
Weighted Averages		62.40	100%	140.6
Non-tillable		<u>1.36</u>		
Total		63.76		



▼ FSA Data

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

Farm No.	2043
Tract No.	2296
Tillable Acres	62.1
Corn Base Acres	31.1
Direct Payment Corn Yield	126
Counter-cyclical Payment Corn Yield	152
Soybean Base Acres	30.8
Direct Payment Soybean Yield	37
Counter-cyclical Payment Soybean Yield	44

Note - The Macon County FSA office has verified this farm is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified in this property.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Decatur Enterprise Park LLC land:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2010 Assessed Value</u>	<u>2010 Taxes Payable in 2011</u>	<u>Rate Per Acre</u>
18-08-30-400-014	63.76	\$ 21,491.00	\$ 1,883.26	\$ 29.54

▼ Utilities and Services

This property is served by Sanitary Sewer, Ameren Electric & Gas, and Telephone as noted on a boundary and topographic survey by PWC Engineering. The survey is available upon request.

▼ Enterprise Zone

This property is located in the Decatur Enterprise Zone.



This photograph was taken from the southeast corner of the farm facing west across the property.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. 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 Decatur Enterprise Park LLC land. 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 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 Decatur Enterprise Park LLC land for sale as follows:

63.76 acres @ \$13,500 per acre = \$860,760 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
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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

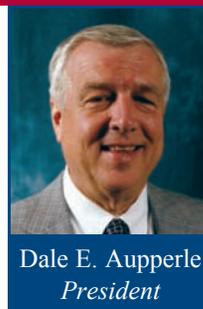
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -