Heartland Ag Group Ltd.

Farmland For Sale

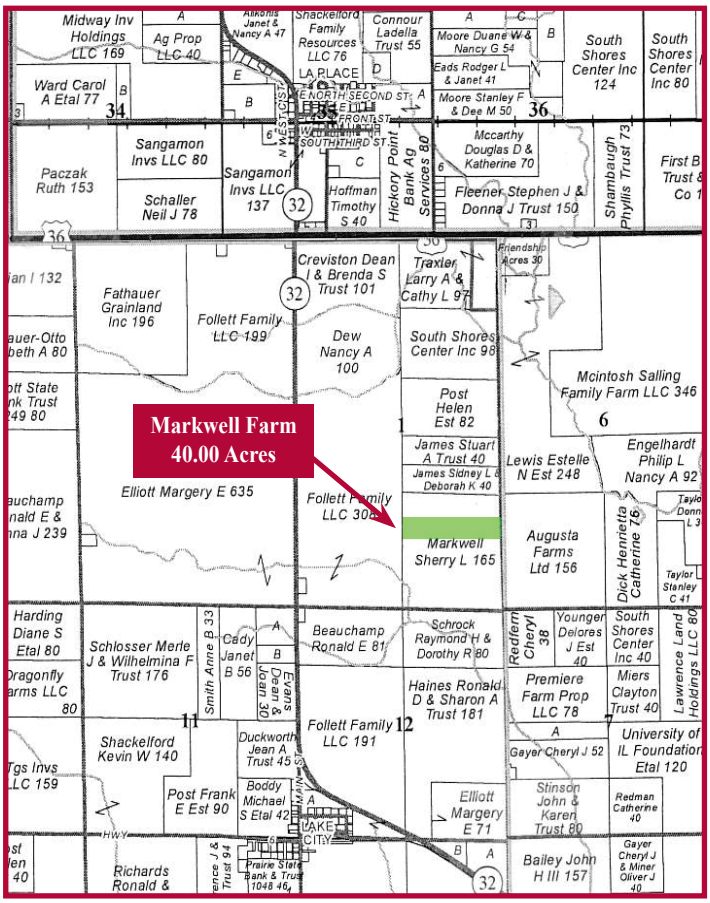


Markwell Farm

40.00 Acres - Prime Farmland

Dora Township, Moultrie County

The Markwell Farm is located south of LaPlace, Illinois. Access is provided by County Road 600 East which forms the east boundary of the farm. The soils include Drummer-Milford and Flanagan with a productivity index of 140.9. More details on this 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.

▼ FSA Data

The Moultrie County Farm Service Agency *(FSA)* office in Sullivan, Illinois notes this farm was a part of a larger unit of land in Dora Township.

Farm No.	6374
Tract No.	5256
Farmland Acres	121.25
Cropland Acres	121.25
Corn Base Acres	59.84
PLC Corn Yield	154
Soybean Base Acres	59.84
PLC Soybean Yield	46

▼ Aerial Photograph



Aerial photograph was provided by the Moultrie County GIS.

▼ Location

The Markwell Farm is located between LaPlace and Lake City in Northern Moultrie County, Illinois. County Road 600 East provides excellent access and is the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

The north 40.00 acres of the Southeast Quarter (SE 1/4) of Section One (1) in Township Fifteen North (T15N), Range Four East (R4E), Dora Township, Moultrie County, Illinois.

▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Markwell farmland.

Part of Parcel ID #	*Acres*	*2025 Assessed Value*	*2025 Taxes Payable in 2026*	*Rate Per Acre*
01-01-01-000-401	124.60	$98,842	$6,547.48	$52.55

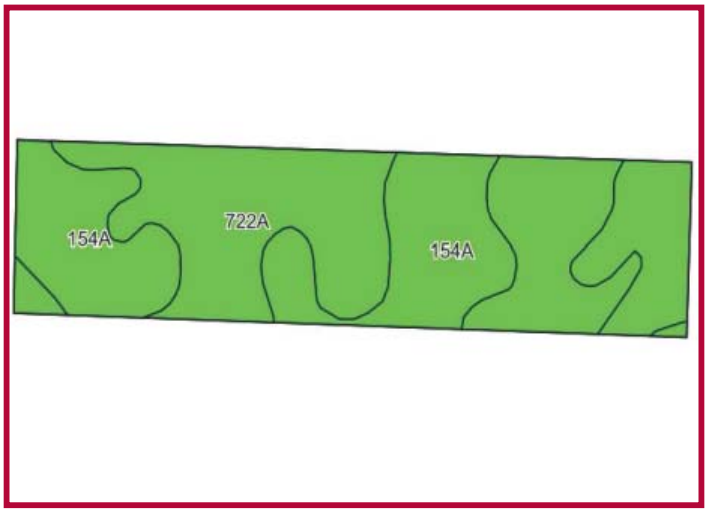
▼ Boundary Survey

Survey Solutions, LLC has completed a plat of survey identifying the boundaries of the 40.00 acre tract being offered for sale. A copy of this survey document is available upon request.

▼ Farm Operator and Lease

The Markwell Farm is being operated by Mike Reedy under the terms of a cash rent farm lease. Mike does an excellent job and would be interested in continuing his farming operation for a new buyer.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Markwell Farm *(as published by the University of Illinois, Department of Agronomy in circular 811)* are as follows:

Soil #	*Soil Type*	*Acres*	*% of Farm*	*Productivity Index (811)*
722	Drummer-Milford silty clay loam	20.39	51.0%	138.0
154	Flanagan silt loam	19.61	49.0%	144.0
	Weighted Averages	**40.00**	**100%**	**140.9**
	Non-tillable	0.00		
	Total	**40.00**		

▼ 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 Markwell Farm. 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.

▼ Agency

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

▼ Listing Price

Heartland Ag Group Ltd. is offering the Markwell Farm for sale as follows:

40.00 acres @ $16,900 per acre = $676,000 in total

▼ 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
Designated Managing Broker


Ryan E. Aupperle
Managing Broker


Jeremy L. Crouch
Broker

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**. -*