



Heartland Ag
Group Ltd.

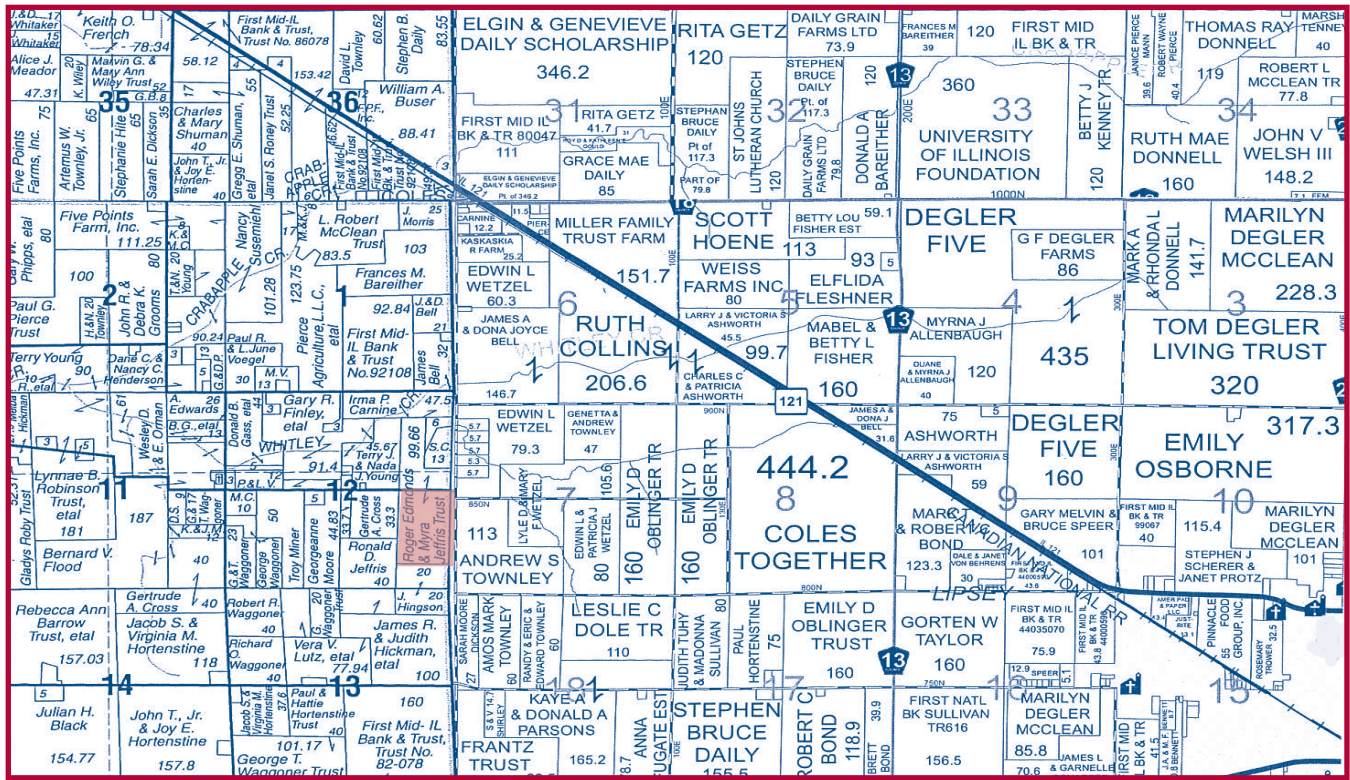
Farmland For Sale

Edmonds-Jeffris Farm

61.22 Acres
Top Quality Farmland

Whitley Township
Moultrie County, Illinois

The Edmonds-Jeffris farmland is located 3 miles northwest of Mattoon (*1 mile south of Coles Station*). The soils include Raub, Drummer-Milford, Dana, and Wyanet with a productivity index of 129.8. 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 Edmonds-Jeffris farmland is located 3 miles northwest of Mattoon (1 mile south of Coles Station). Public access to the property is provided by a township road that forms the north and east property line of this tract. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Edmonds-Jeffris farmland:

Parcel ID #11-11-12-000-202 (60.00 Acres)

The North 1/2 of the Southeast 1/4, of the Southeast 1/4; and the Northeast 1/4 of the Southeast 1/4, Sec. 12, Township 12 North, Range 6 East of the 3rd PM.

▼ Property Survey

The Edmonds-Jeffris land was surveyed in August 2015 by Cox Land Surveying in Findlay, IL. The total acreage is 61.22. A copy of the boundary survey is available upon request.

▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the total Edmonds-Jeffris farm which is one tax ID number. The Supervisor of Assessments will have to split out the tax information for the 61.22 acre newly divided tract:

Parcel ID #	Acres	2014 Assessed Value	2014 Taxes Payable in 2015	Rate Per Acre
11-11-12-000-202	99.66	\$19,187	\$1,424.52	\$14.29

▼ Farm Operator and Lease

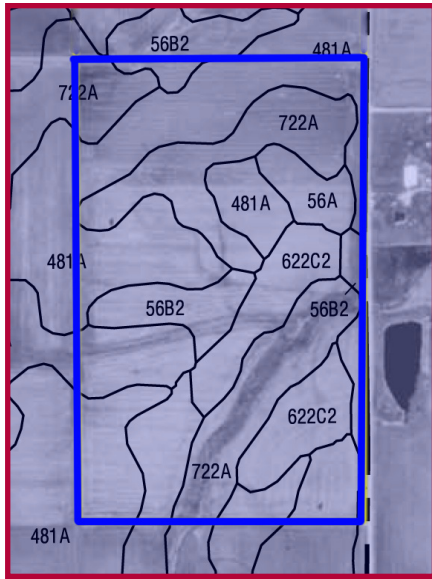
The Edmonds-Jeffris farm was operated under the terms of a 50/50 crop share lease for year 2015 by Jeff Hortensine of Humboldt, Illinois. Corn and soybeans are the primary crops grown in the area. The farm lease for 2016 is open. Jeff does an excellent job of farming and would appreciate an opportunity to continue his farming operation this season.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Edmonds-Jeffris 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)
481	Raub silt loam	17.59	31.4%	134.0	155.0
722	Drummer-Milford loam	16.62	29.6%	137.0	150.0
56	Dana silt loam	9.61	17.1%	124.5	134.4
622	Wyanet silt loam	7.94	14.2%	111.6	117.5
56	Dana silt loam	4.30	7.7%	131.0	140.0
Weighted Averages		56.06	100%	129.8	143.5
Non-tillable		5.16			
Total		61.22			

▼ FSA Data

The following information was provided by the Moultrie County Farm Service Agency (FSA) office in Sullivan, Illinois. This information is on a larger tract and a split by the Moultrie County FSA on the information below is forthcoming:

Farm No.	1311
Tillable Acres	84.36
Corn Base Acres	42.00
PLC Corn Yield	158
Soybean Base Acres	38.0
PLC Soybean Yield	51

Note - The Moultrie County FSA office has verified that the southeast field is classified as highly erodible and a conservation system is being actively applied. The wetland determination is incomplete.

▼ 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 Edmonds-Jeffris 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 Edmonds-Jeffris farm is represented by Attorney Steven K. Wood whose contact information is as follows:

Steven K. Wood
Wood & Mayberry
200 West Harrison
Sullivan, IL 61951
Phone: (217) 728-7369
Fax: (217) 728-4781

▼ 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 Edmonds-Jeffris farmland for sale as follows:

61.22 acres @ \$9,200 per acre = \$563,224

▼ 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*. -