



**Heartland Ag
Group Ltd.**

Farmland For Sale

G. W. and M. E. Gallagher Trust Farm

3 Tracts of Excellent Farmland

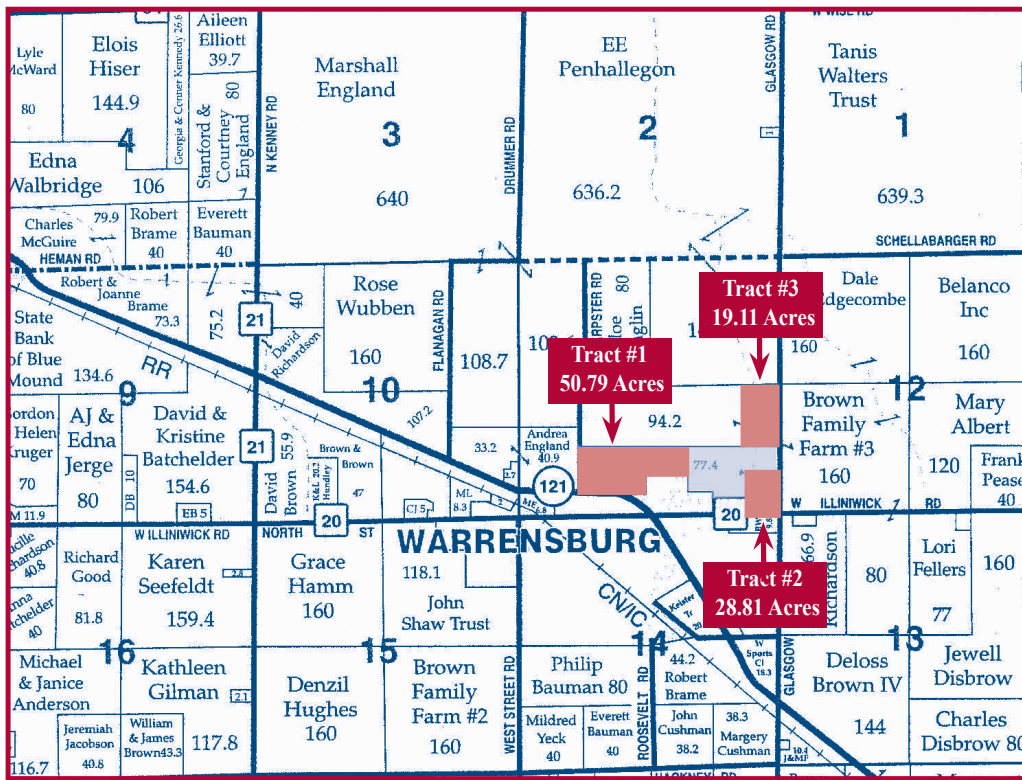
Tract #1 - 50.79 Acres

Tract #2 - 28.81 Acres

Tract #3 - 19.11 Acres

**Illini Township
Macon County, Illinois**

The G.W. and M.E. Gallagher Trust Farmland is located just northeast of Warrensburg, Illinois. These three tracts of land have productivity indexes ranging from 135.8 to 138.4. Soils include Catlin, Flanagan, Dana and Drummer. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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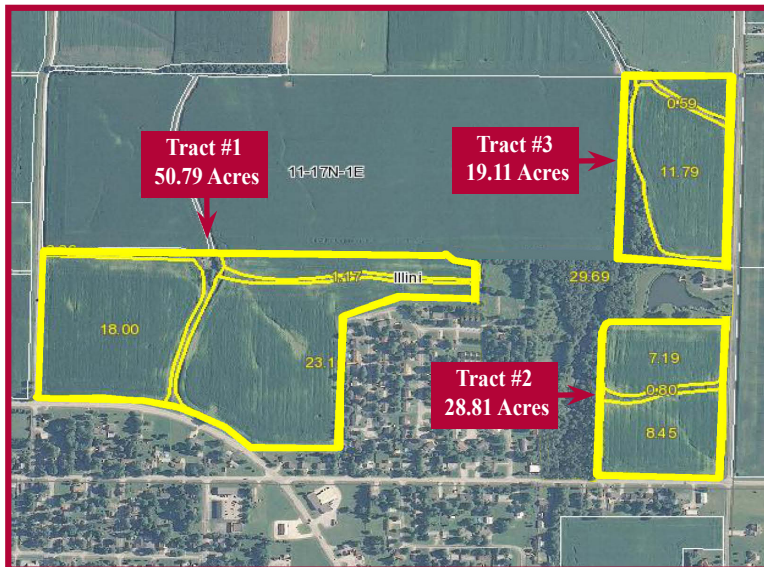
▼ Location

The G.W. and M.E. Gallagher Trust Farmland is located just northeast of Warrensburg, Illinois. **Our Heartland Ag Group Ltd.** signs mark the property.

▼ Legal Description

The G.W. and M.E. Gallagher Trust Farm contains 98.71 surveyed acres and are located in the South Half (S ½) of Section Eleven (11), Township Seventeen North (T17N), Range One East (R1E), Illini Township, Macon County, Illinois.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Soil Productivity

Soil types and productivity ratings on the G.W. and M.E. Gallagher Trust Farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Tract #1 - 50.79 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
171	Catlin silt loam	34.00	75.6%	136.6	143.6
154	Flanagan silt loam	10.60	23.6%	144.0	160.0
152	Drummer silty clay loam	0.40	0.9%	144.0	150.0
Weighted Averages		45.00	100%	138.4	147.5
Non-tillable		5.79			
Total		50.79			

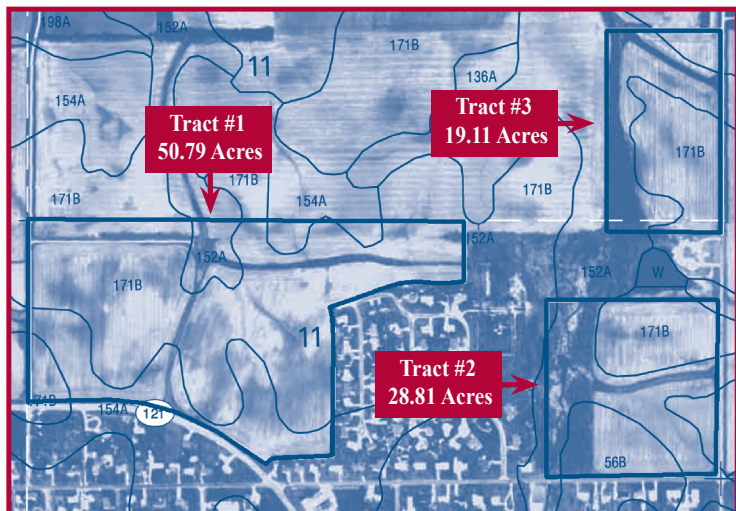
Tract #2 - 28.81 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
171	Catlin silt loam	9.40	55.0%	136.6	143.6
56	Dana silt loam	5.00	29.2%	129.7	138.6
152	Drummer silty clay loam	2.70	15.8%	144.0	150.0
Weighted Averages		17.10	100%	135.8	147.5
Non-tillable		11.71			
Total		28.81			

Tract #3 - 19.11 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
171	Catlin silt loam	11.90	81.5%	136.6	143.6
152	Drummer silty clay loam	2.70	18.5%	144.0	150.0
Weighted Averages		14.60	100%	138.0	144.7
Non-tillable		4.51			
Total		19.11			

▼ Soil Map



▼ Farm Operator and Lease

The G.W. and M.E. Gallagher Trust Farm is currently operated by Mike and Brent Ferrill under the terms of a flexible cash rent lease for year 2014. The primary crops grown in the area are corn and soybeans.

▼ FSA Data

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

Farm No.	4027
Tract No.	1711
Cropland Acres	77.80
Corn Base Acres	38.40
Direct Payment Corn Yield	114
Counter-cyclical Payment Corn Yield	173
Soybean Base Acres	38.30
Direct Payment Soybean Yield	39
Counter-cyclical Payment Soybean Yield	47

Note - The Macon County FSA office has verified this farm is enrolled in the seven-year USDA Government Program.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the G.W. and M.E. Gallagher Trust Farmland:

<i>Parcel ID #</i>	<i>Acres</i>	<i>2012 Assessed Value</i>	<i>2012 Taxes Payable in 2013</i>	<i>Rate Per Acre</i>
08-06-11-477-003	19.03	\$4,981.00	\$378.82	\$19.91
08-06-11-477-001	26.57	\$5,337.00	\$405.90	\$15.28
08-06-11-376-005	33.09	\$10,345.00	\$786.77	\$23.78
08-06-11-376-004	17.78	\$4,276.00	\$377.08	\$21.21
Total	96.47	\$24,939.00	\$1,948.58	\$20.20

▼ Survey

Cox Land Surveying of Findlay, Illinois, completed a survey of the three tracts of land totaling 98.71 acres. A copy of the survey is available upon request.

▼ 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 G.W. and M.E. Gallagher 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.

▼ 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 G.W. and M.E. Gallagher Trust Farmland for sale as follows:

Tract #1 - 50.79 acres @ \$11,000 per acre = \$ 558,690
Tract #2 - 28.81 acres @ \$ 9,250 per acre = \$ 266,493
Tract #3 - 19.11 acres @ \$ 9,500 per acre = \$ 181,545
98.71 acres @ \$10,222 (average) \$1,009,014 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
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Heartland Ag Group Ltd.
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Heartland Ag
Group Ltd.



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*. -