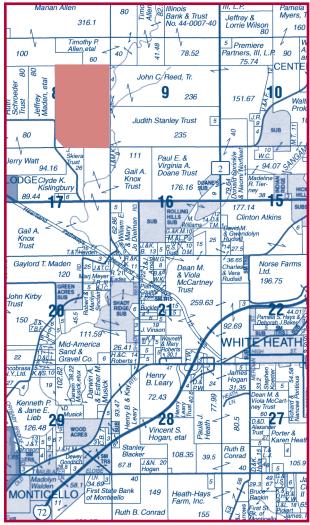


Farmland For Sale

Madden Family Farm 242.80 Acres - Prime Farmland Sangamon Township Piatt County, Illinois

The Madden Family Farmland is located 3 miles north of Monticello, Illinois (2 miles northwest of White Heath). Access is provided by a township road which forms a portion of the west boundary. Soils include Catlin, Flanagan, and Plano. This farm is 95% tillable with a productivity index of 131.8. Details on each 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 Madden Family Farmland is located 3 miles north of Monticello, Illinois *(2 miles northwest of White Heath)*. Access is provided by a township road which forms a portion of the west boundary. Our Heartland Ag Group Ltd. signs mark the property.

Legal Description

Here is a brief legal description for the Madden Family Farmland:

Parcel ID: 06-08-19-006-011-00 (238.80 acres) 06-09-19-006-005-00 (4.00 acres)

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section No. Eight (8); the Southeast Quarter (SE 1/4) of Section Eight (8), excepting the following described tract of land, to-wit: Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of Section (8) and running thence North along the quarter section line a distance of Two Hundred Ninety-two and 1/10 (292.1) feet; thence South fifty (50) degrees. fifty-four (54) minutes East, Four Hundred Sixty (460.00) feet to the Section Line; thence South Eighty-nine (89) degrees Forty-four (44) minutes West, Three Hundred Fifty-eight and 2/10 (358.2) feet to the place of beginning; ALSO, the West four (4) acres of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section No. Nine (9), all being Township No. Nineteen (19) North, Range No. Six (6) East of the Third Principal Meridian, Piatt County, Illinois.

▼ Farm Operator and Lease

The Madden Family Farm is currently operated by Charles and Kevin Dalton of Monticello, Illinois under the terms of a 50/50 crop share lease. Corn and soybeans are the primary crops grown.

Aerial Photograph



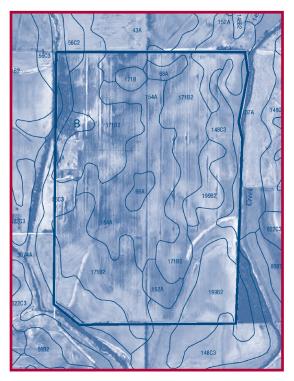
Aerial photograph was provided by the AgriData. Inc.

Soil Productivity

Soil types and productivity ratings on the Madden Family Farmland *(as published by the University of Illinois, Department of Agronomy in circular 811 & 1156)* are as follows:

110	o) are as removes.				
			% of	Productivity	Productivity
<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
171	Catlin silt loam	84.80	36.7%	131.1	139.2
154	Flanagan silt loam	46.80	20.3%	144.0	160.0
148	Proctor silt loam	24.30	10.5%	116.1	121.8
199	Plano silt loam	23.70	10.3%	134.9	139.2
56	Dana silt loam	14.40	6.2%	112.7	121.8
107	Sawmill silty clay loam	7.30	3.2%	139.0	140.0
622	Wyanet silt loam	7.30	3.2%	103.2	108.8
68	Sable silty clay loam	6.50	2.8%	143.0	155.0
152	Drummer silty clay loam	5.40	2.3%	144.0	150.0
43	Ipava silt loam	4.50	1.9%	142.0	160.0
171	Catlin silt loam	2.80	1.2%	136.6	143.6
74	Radford silt loam	2.00	0.9%	136.0	140.0
_56	Dana silt loam	1.20	0.5%	121.8	131.6
	Weighted Averages 2	231.00	100%	131.7	140.7
	Non-tillable	<u>11.80</u>			
	Total	242.80			

▼ Soil Map



▼ FSA Data

The following information was provided by the Piatt County Farm Service Agency *(FSA)* office in Monticello, Illinois.

Farm No.	940
Tillable Acres	231.0
Corn Base Acres	116.5
Direct Payment Corn Yield	120
Counter-cyclical Payment Corn Yield	140
Soybean Base Acres	114.5
Direct Payment Soybean Yield	35
Counter-cyclical Payment Soybean Yield	42

Note - The Piatt 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 Piatt County Treasurer has provided the following real estate tax information on the Madden Family Farmland:

		2011	2011 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	Assessed Value	Payable in 2012	<u>Per Acre</u>
06-08-19-006-011-00	238.80	\$67,071	\$4,185.18	\$17.53
<u>06-09-19-006-005-00</u>	4.00	\$ 380	\$ 23.70	\$ 5.93
Total	242.80	\$67,451	\$4,208.88	\$17.33

▼ 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 Madden Family 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 Madden Family Farmland for sale as follows:

242.80 acres @ \$11,250 per acre = \$2,731,500

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

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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.

v 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.

- Call today for a copy of Heartland Ag Group's real estate newsletter the Farmland Barometer. -



Dale E. Aupperle
PresidentRyan E. Aupperle
Farm Manager







Jeremy L. Crouch Farm Manager

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