



Heartland Ag
Group Ltd.

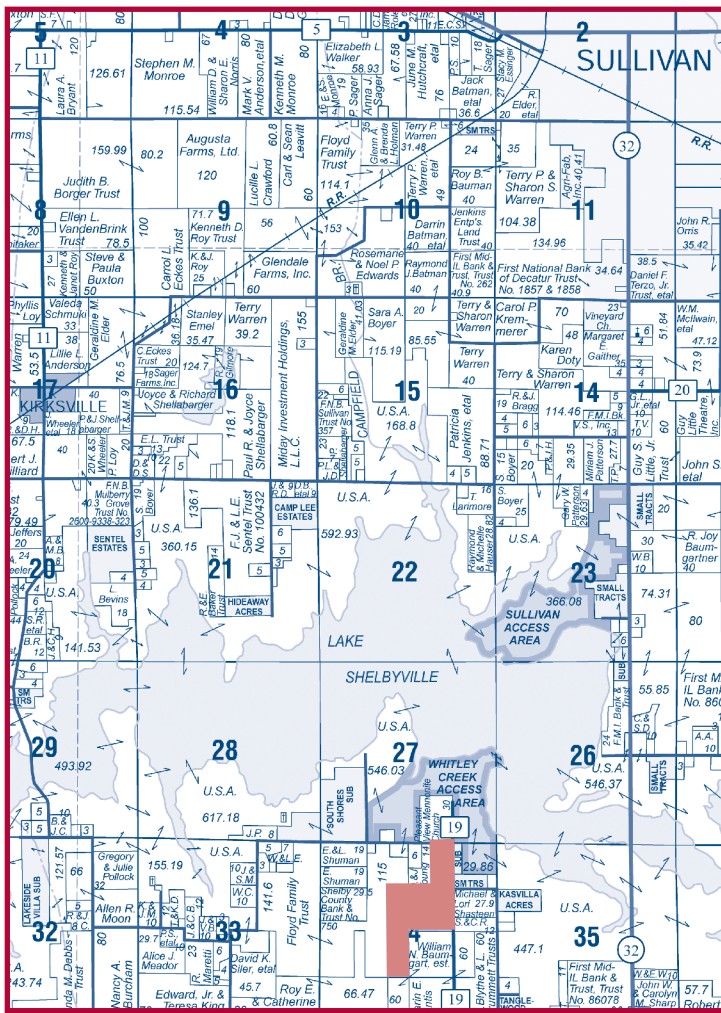
Farmland For Sale



Murphy Family Farm

100.0 Acres – Excellent Quality Farmland
Sullivan Township
Moultrie County, Illinois

The Murphy Family Farm is located 3½ miles South of Sullivan, Illinois in Moultrie County. Access is provided by an oil and chip township road along the east boundary. The soils include Flanagan, Drummer-Milford and Sunbury with a productivity index of 136.2. 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 Murphy Family Farm is located 3½ miles South of Sullivan, Illinois in Moultrie County. Access is provided by an oil and chip township road along the east boundary. This property is located adjacent to the Whitley Creek Access area south of Lake Shelbyville. There is a significant development of rural residential home sites and farmsteads in the area. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Murphy Family farm is being operated under the terms of a variable cash rent lease for year 2014 by Bruce Daily. Bruce does an excellent job and would like to continue his farming operation for the new owners. The primary crops grown in the area are corn and soybeans. Possession for 2015 farming operations will be granted after harvest is completed.

Bruce Daily has 212.63 tons of limestone stacked on the farm for application this fall. In the event his lease is not extended - - the buyer will owe Bruce Daily \$4,890.50 for that limestone.

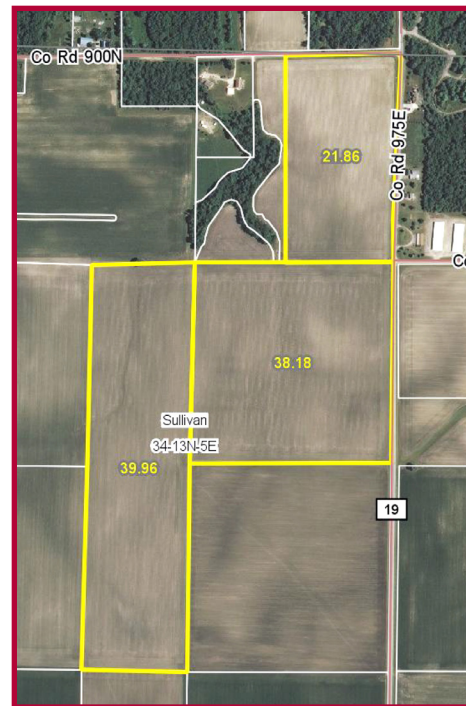
▼ Legal Description

Here is a brief legal description for the Murphy Family farmland:

- Parcel ID # 08-08-34-000-216 (40.0 acres)**
- 08-08-34-000-109 (20.0 acres)**
- 08-08-34-000-106 (40.0 acres)**

East Half (E ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-four (34); the East Half (E ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-four (34); the East Half (E ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty-four (34); the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-four (34) all in Township Thirteen North (T13N), Range Four - Five East (R4-5E) of the 3rd Principal Meridian, Sullivan Township, Moultrie County, Illinois.

▼ Aerial Photograph



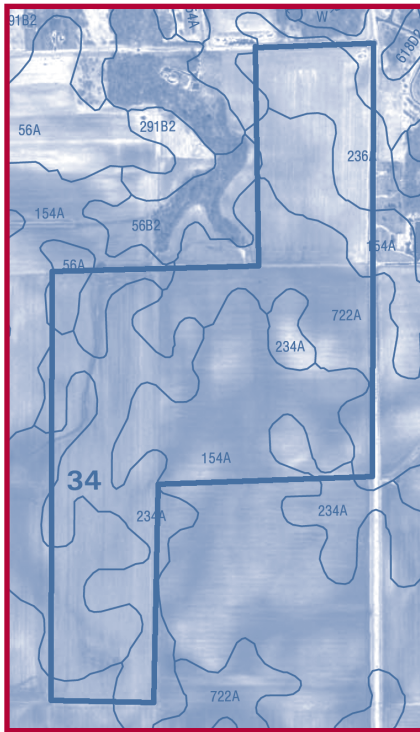
Aerial photographs provided by AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Murphy Family farm (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)
154	Flanagan silt loam	33.54	34.2%	144.0	160.0
722	Drummer-Milford silty clay	28.36	28.9%	137.0	150.0
234	Sunbury silt loam	25.78	26.3%	131.0	140.0
236	Sabina silt loam	7.99	8.1%	122.0	130.0
56	Dana silt loam	1.45	1.5%	131.0	140.0
291	Xenia silt loam	1.02	1.0%	112.1	120.0
Weighted Averages		98.14	100%	136.2	148.7
Non-tillable		1.86			
Total		100.00			

▼ Soil Map



▼ FSA Data

The following information was provided by the Moultrie County Farm Service Agency (FSA) office in Sullivan, Illinois:

Farm No:	2431 & 3561
Tillable Acres	98.14
Corn Base Acres	49.0
Direct Payment Corn Yield	122.0
Counter-cyclical Payment Corn Yield	140.0
Soybean Base Acres	48.7
Direct Payment Soybean Yield	36
Counter-cyclical Payment Soybean Yield	43

Note - The Moultrie County FSA office will have to split the above information from the two farm numbers as it is consolidated with an adjoining landowner. The above numbers are close approximations - - not verified by the Moultrie County FSA. The Moultrie County FSA office has verified there are no highly erodible soils identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Murphy Family farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
08-08-34-000-216	40.00	\$16,118	\$1,137.82	\$28.45
08-08-34-000-109	20.00	\$6,121	\$432.10	\$21.61
08-08-34-000-106	40.00	\$12,521	\$883.90	\$22.10
100.00		\$34,760	\$2,453.82	\$24.54

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Murphy Family 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.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Murphy Family farm for sale as follows:

100.0 acres @ \$11,700 per acre = \$1,170,000 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
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

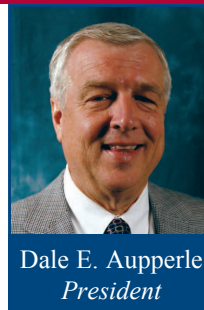
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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



Heartland Ag Group, Ltd.
1401 Koester Drive, Suite 100
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**. -