



Heartland Ag
Group Ltd.

Farmland For Sale

O'Connor-Sfondilias Family Farms

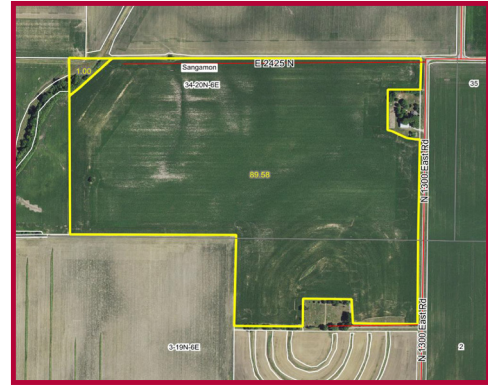
Tract #1 - 89.79 Acres
Tract #2 - 37.24 Acres

Sangamon Township
Piatt County, Illinois

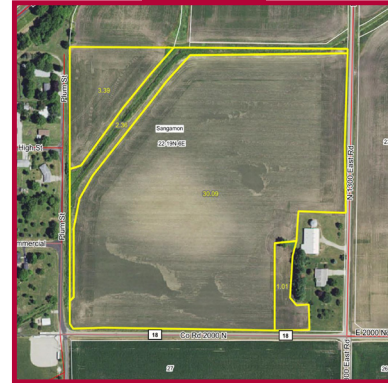
The O'Connor-Sfondilias Family farmland is located near White Heath, Illinois. Tract #1 is 3 miles north of White Heath and Tract #2 is adjacent to the east side of White Heath. Access is provided by township roads. The soils are primarily Flanagan, Drummer and Catlin with productivity indexes ranging from 136.4 to 141.8. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photographs

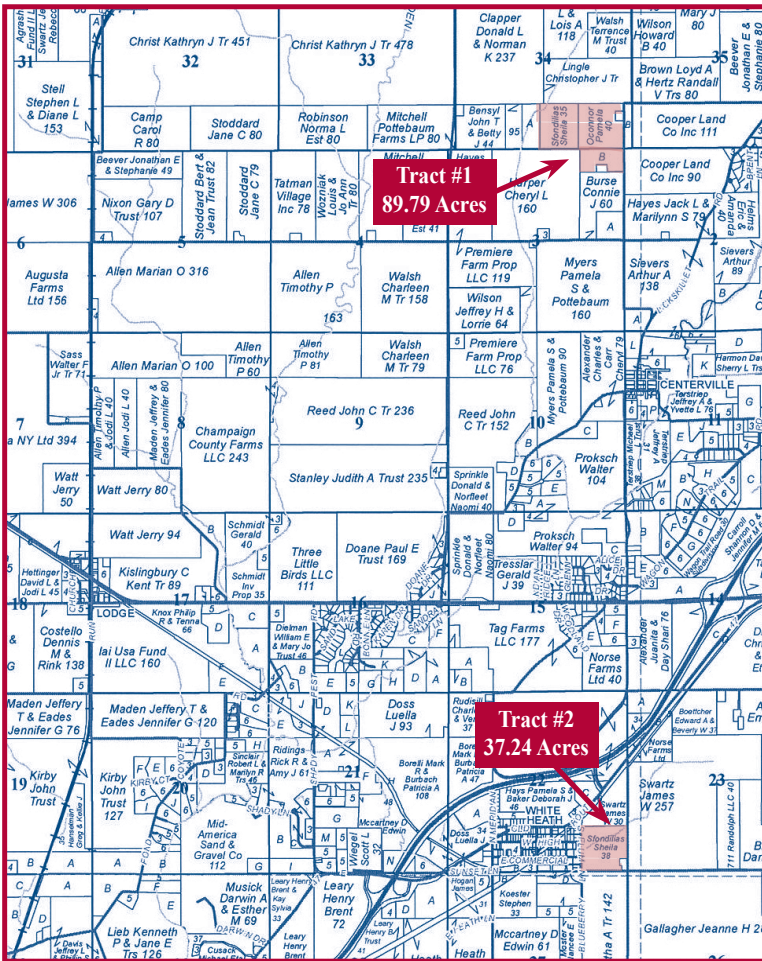
Tract #1



Tract #2



Aerial photographs were provided by the AgriData, Inc.



Reprinted with permission of Rockford Map Inc.

▼ Location

The O'Connor-Sfondilias Family farmland is located near White Heath, Illinois. Tract #1 is 3 miles north of White Heath and Tract #2 is adjacent to the east side of White Heath. Access is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the O'Connor-Sfondilias Family farmland:

Tract #1: 06-34-20-006-007-00 (3.42 acres)
06-34-20-006-013-00 (31.40 acres)
06-03-19-006-001-00 (15.00 acres)
06-34-20-006-013-01 (39.97 acres)

Lot 1 of the SE 1/4, of the SW 1/4 of Section 34; the SW 1/4 of the SE 1/4 except 8.6 acres off the full east side of Section 34; Part of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 3; a strip of even width off the full east side of the SW 1/4 of the SE 1/4 of Section 34, all in Township Twenty North, Range Six East of the 3rd P.M., Sangamon Twp., Piatt Co., IL.

Tract #2: 06-22-19-006-032-00 (38.24 acres)

Part of the SE 1/4 of the SE 1/4 of Section 22, Township Nineteen North, Range Six East of the 3rd P.M., Sangamon Twp., Piatt Co., IL.

▼ FSA Data

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

Tract #1

Farm No:	2054
Tract No:	1642
Total Acres	92.73
Tillable Acres	89.58
Corn Base Acres	50.03
PLC Corn Yield	168
Soybean Base Acres	38.05
PLC Soybean Yield	45

Tract #2

Farm No:	2054
Tract No:	1689
Total Acres	39.75
Tillable Acres	33.48
Corn Base Acres	18.70
PLC Corn Yield	168
Soybean Base Acres	14.22
PLC Soybean Yield	45

Note - The Piatt County FSA office has verified that there is no highly erodible acreage. A wetland determination is incomplete.

▼ Special Zoning

The White Heath tract (Tract #2) is zoned RS which is residential subdivision and allows it to be subdivided into small tracts for development.

▼ Farm Operator and Lease

The O'Connor-Sfondilias Family farmland is being operated under the terms of a 50/50 crop share lease for year 2019 by Chris Karr. The primary crops grown in the area are corn and soybeans. Chris has done an excellent job for many years and would like to continue his farming operation for the new owners. The buyer will be required to reimburse the seller for the 2019 farming expenses paid until closing and will then assume the seller's place in the 2019 lease.

▼ Soil Productivity

Soil types and productivity ratings on the O'Connor-Sfondilias Family farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

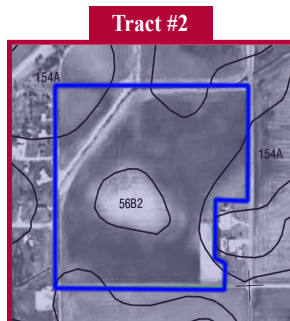
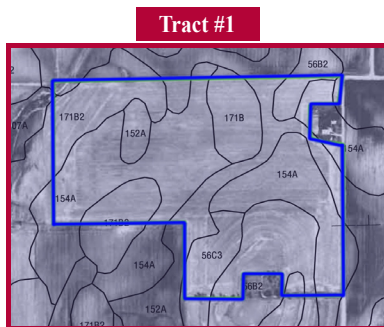
Tract #1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	36.68	40.9%	144.0	160.0
171	Catlin silt loam	14.12	15.8%	131.1	139.2
152	Drummer silty clay loam	13.24	14.8%	144.0	150.0
56	Dana silt loam	12.84	14.3%	124.5	134.4
171	Catlin silt loam	6.61	7.4%	136.6	143.6
56	Dana silt loam	5.48	6.1%	112.7	121.8
622	Wyanet silt loam	0.61	0.7%	103.2	108.8
Weighted Averages		89.58	100%	136.4	147.7
Non-tillable		0.21			
Total		89.79			

Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	24.76	74.0%	144.0	150.0
154	Flanagan silt loam	4.92	14.7%	144.0	160.0
56	Dana silt loam	3.80	11.3%	124.5	134.4
Weighted Averages		33.48	100%	141.8	149.7
Non-tillable		3.76			
Total		37.24			

▼ Soil Maps



▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the O'Connor-Sfondilias Family farmland:

Tract #1

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
06-34-20-006-007-00	3.42	\$1,560	\$126.84	\$37.09
06-34-20-006-013-00	31.40	\$17,287	\$1,405.62	\$44.76
06-03-19-006-001-00	15.00	\$4,588	\$285.88	\$19.06
06-34-20-006-013-01	39.97	\$21,968	\$1,786.22	\$44.69
89.79		\$45,403	\$3,604.56	\$40.14

Tract #2

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
06-22-19-006-032-00	38.24	\$27,521	\$1,702.22	\$44.51

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the O'Connor-Sfondilias 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 O'Connor-Sfondilias Family farmland for sale as follows:

Tract #1 - 89.79 acres @ \$10,500 per acre = \$942,795 in total

Tract #2 - 37.24 acres @ \$10,250 per acre = \$381,710 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
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*. -