



Heartland Ag
Group Ltd.

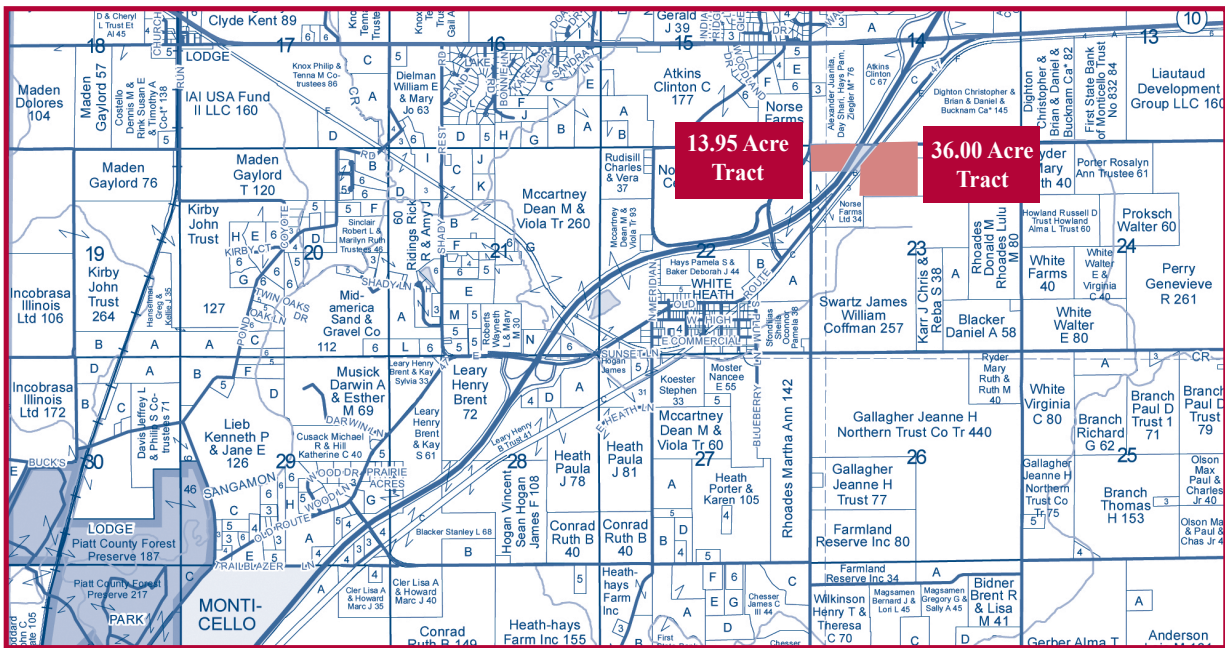
Farmland For Sale

Pennella Family Farms

Two Tracts
13.95 Acres - Development Potential
36.00 Acres- Prime Farmland

Sangamon Township
Piatt County, Illinois

The Pennella Family Farmland is located approximately 2.5 miles northeast of Monticello, Illinois. These two tracts of land have productivity indexes ranging from 137.9 to 144.0. Soils include Flanagan, Dana and Drummer. Details on each tract 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 Pennella Family Farmland is located approximately 2.5 miles northeast of Monticello, Illinois. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

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

Parcel ID# 06-23-19-006-004-00

The Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) and the North Half (N/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 23, Township 19 North (T19N), Range 6 East (R6E) of the Third Principal Meridian, located in the County of Piatt and State of Illinois, excepting that part of said tract heretofore deeded to the State of Illinois.



Aerial photographs was provided by the AgriData. Inc.

▼ Farm Operator and Lease

The Pennella Family Farmland is operated John Sebens of White Heath, IL. John is operating the farm on a crop share lease for the year 2012.

▼ Aerial Photograph



▼ Soil Productivity

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

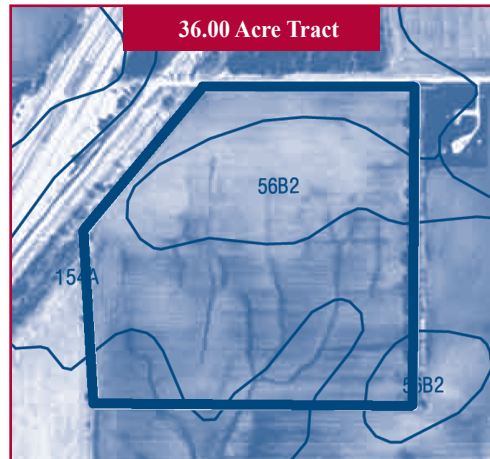
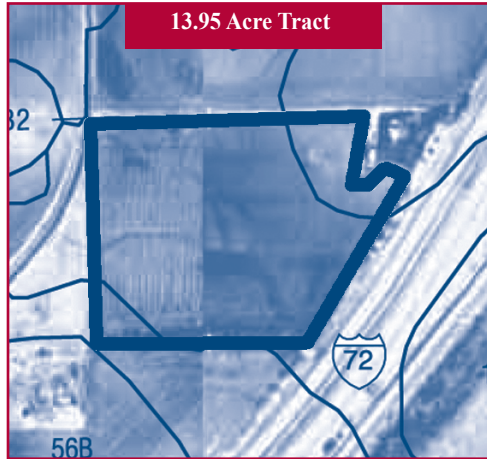
13.95 Acre Tract

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	10.50	83.7%	144.0	160.0
152	Drummer silty clay loam	2.05	16.3%	144.0	150.0
Weighted Averages		12.55	100%	144.0	158.4
Non-tillable		1.40			
Total		13.95			

36.00 Acre Tract

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	19.20	54.7%	144.0	160.0
56	Dana silt loam	11.00	31.4%	124.5	134.4
152	Drummer silty clay loam	4.88	13.9%	144.0	150.0
Weighted Averages		35.08	100%	137.9	150.6
Non-tillable		0.92			
Total		36.00			

▼ Soil Map



▼ FSA Data

The following information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois. (This information combines both tracts and will be separated out by the FSA office if separate owners are involved.)

Farm No.	1040
Tract No.	960
Tillable Acres	47.6
Corn Base Acres	23.0
Direct Payment Corn Yield	103
Counter-cyclical Payment Corn Yield	116
Soybean Base Acres	23.0
Direct Payment Soybean Yield	30
Counter-cyclical Payment Soybean Yield	36

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 Pennella Family Farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
06-23-19-006-004-00	13.95	\$14,105	\$870.48	\$62.40
06-23-19-006-004-00	36.00	\$11,983	\$739.50	\$20.54

Note - The Piatt County Supervisor of Assessments has estimated the above tax information for each separate parcel as shown above.

▼ 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 Pennella 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

The Pennella Family is offering the farmland for sale as follows:

13.95 acres @ \$13,500 per acre = \$188,325.00
36.00 acres @ \$11,500 per acre = \$414,000.00
Total Farms = \$602,325.00

▼ 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.

▼ 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*. -