



Heartland Ag
Group Ltd.

Farmland For Sale

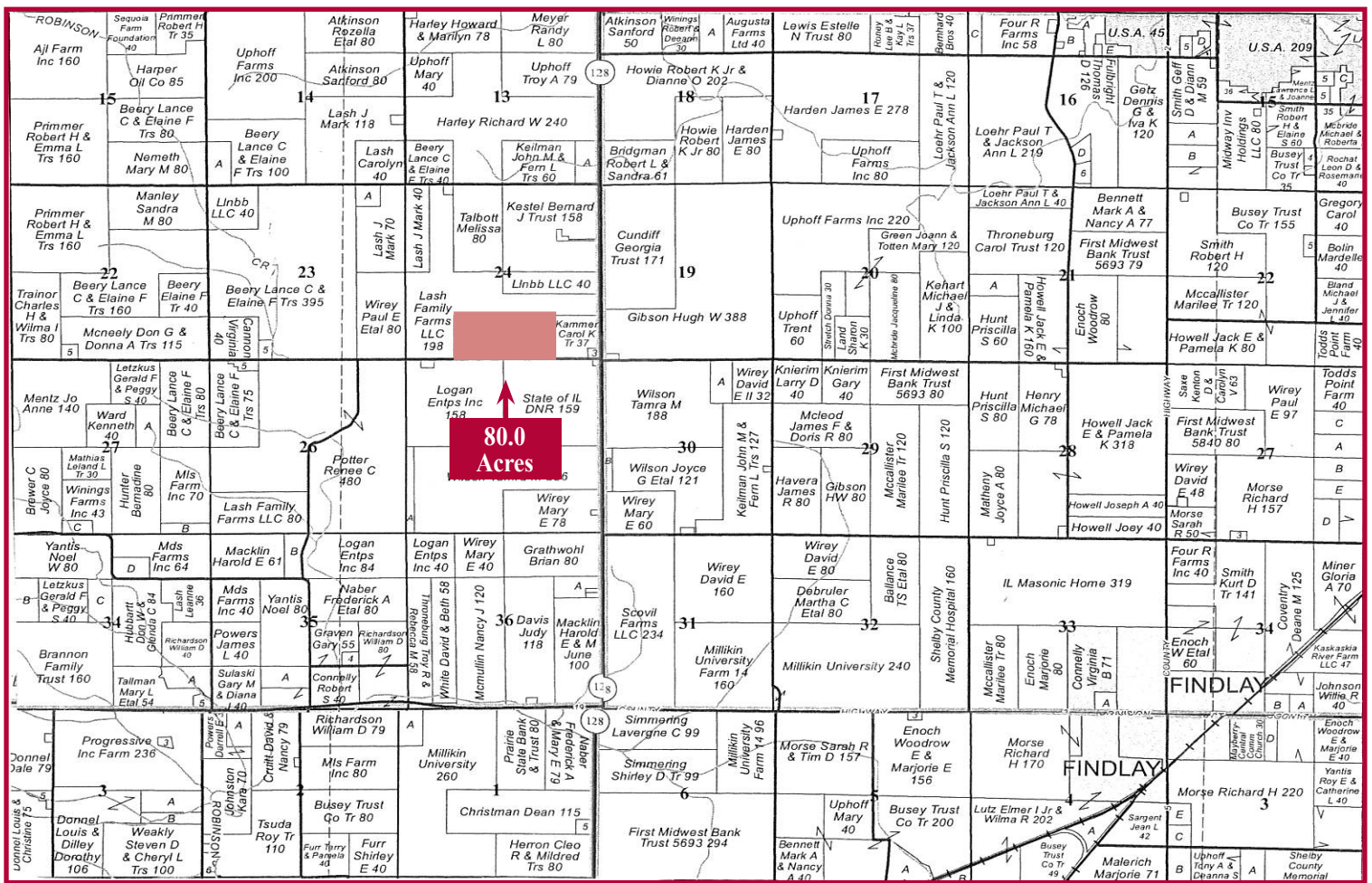


Wendy Geckeler Revocable Trust Farm

80.00 Acres - Prime Farmland

**Pickaway Township
Shelby County, Illinois**

The Wendy Geckeler Revocable Trust Farm is located 3 1/2 miles northwest of Findlay, Illinois. Access is provided by an oil and chip township road which forms the south boundary of the farm. The soils include Drummer and Flanagan with an overall productivity index of 144.0. 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 Wendy Geckeler Revocable Trust farm is located 3 1/2 miles northwest of Findlay, Illinois. Access is provided by an oil and chip township road which forms the south boundary of the farm. **Our Heartland Ag Group Ltd.** signs mark the property.

▼ Farm Operator and Lease

The Wendy Geckeler Revocable Trust farm does not have a lease for 2015. Purchase this farm and select your farmer and you are on your way. Corn and soybeans are the primary crops grown.

▼ Legal Description

Here is a brief legal description for the Wendy Geckeler Revocable Trust farm:

Parcel ID # 1404-24-00-400-002 (80.0 acres)

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) all in Section Twenty-Four (24), Township Thirteen North (T13N), Range Three East (R3E) of the 3rd Principal Meridian, Pickaway Township, Shelby County, Illinois.

▼ Soil Productivity

Soil types and productivity ratings on the Wendy Geckeler Revocable Trust farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

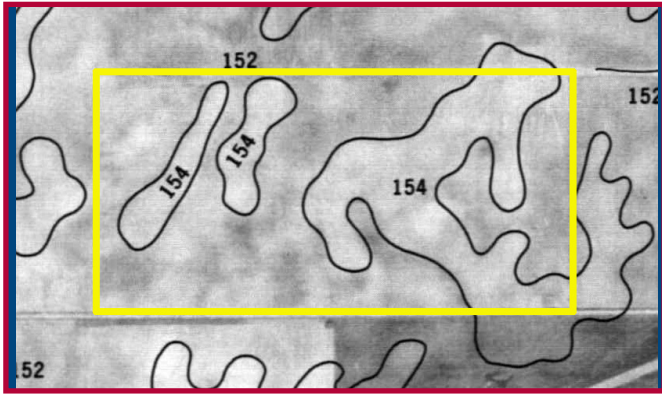
Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	51.41	64.4%	144.0	150.0
154	Flanagan silt loam	28.36	35.6%	144.0	160.0
Weighted Averages		79.77	100%	144.0	153.6
Non-tillable		0.23			
Total		80.00			

▼ Tax Information

The Shelby County Treasurer has provided the following real estate tax information on the Wendy Geckeler Revocable Trust farm:

Parcel ID #	Acres	2013 Assessed Value	2013 Taxes Payable in 2014	Rate Per Acre
1404-24-00-400-002	80.00	\$41,526	\$3,344.14	\$41.80

▼ Soil Map



▼ Aerial Photograph



▼ FSA Data

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

Farm No.	2524
Tillable Acres	80.68
Corn Base Acres	39.7
Direct Payment Corn Yield	129
Counter-cyclical Payment Corn Yield	151
Soybean Base Acres	39.7
Direct Payment Soybean Yield	38
Counter-cyclical Payment Soybean Yield	46

Note - The Shelby County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

▼ 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 Wendy Geckeler Revocable Trust 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 Wendy Geckeler Revocable Trust farm for sale as follows:

80.0 acres @ \$11,200 per acre = \$896,000 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
Farm Manager



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*. -