



**Heartland Ag
Group Ltd.**

Farmland For Sale

David Richardson, Sr. Farm

69.36 Acres - Excellent Farmland

**Illini Township
Macon County, Illinois**

The David Richardson, Sr. Farm is located on the east edge of Warrensburg, Illinois (*next to the Warrensburg Gun Club*). This tract has a productivity index of 142.2. It is 99% tillable. Soils include Drummer, Flanagan, Catlin & Dana. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the David Richardson, Sr. farm.

A part of the West Half (W/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Seventeen North (T17N), Range One East (R1E) of the 3rd Principal Meridian, Illini Township, Macon County, Illinois.

▼ Subdivision Potential

Seven (7) lots have been sold off of the parameter of this farmland. It is located in a highly desirable part of Warrensburg, Illinois. Future subdivision developments are possible.

Electric, City Water, and City Sewer are available in the immediate area.

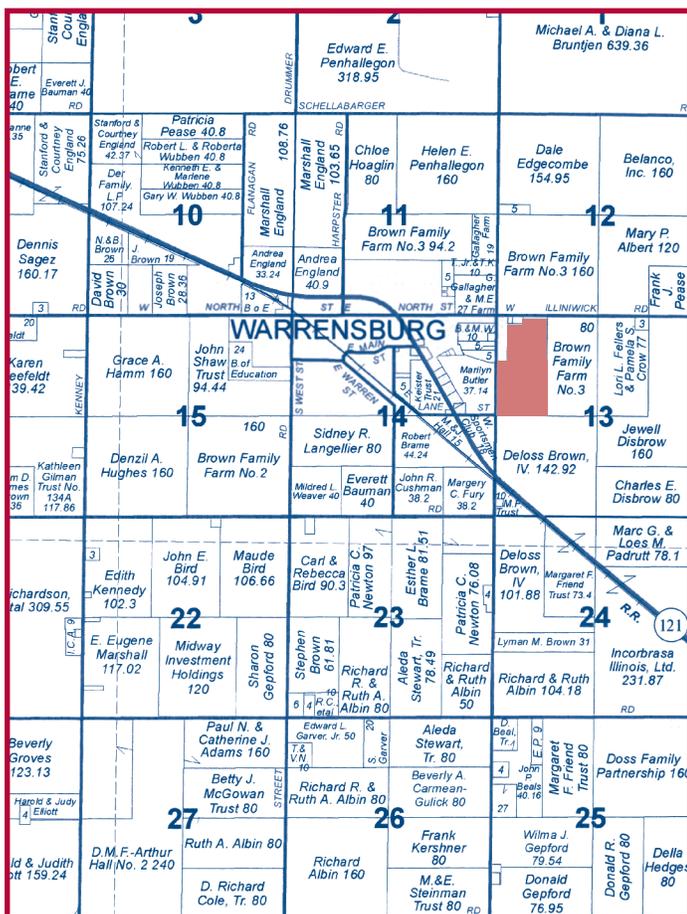
▼ Farm Operator and Lease

Tom Thatcher has operated this farmland under the terms of a cash rent lease for the past 7 years. His lease is in effect for 2011. The owner will receive the 2nd installment of the cash rent due in November. Tom has done an excellent job of farming this land and would appreciate an opportunity to continue his farming operation.

▼ Soil Productivity

Soil types and productivity ratings on the David Richardson, Sr. 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	36.50	52.7%	144.0	150.0
154	Flanagan silt loam	24.00	34.6%	144.0	160.0
330	Peotone silty clay loam	4.40	6.3%	123.0	120.0
171	Catlin silt loam	4.00	5.8%	136.6	143.6
56	Dana silt loam	0.40	0.6%	129.7	138.6
Weighted Averages		69.30	100%	142.2	151.1
Non-tillable		<u>0.06</u>			
Total		69.36			



Reprinted with permission of Rockford Map Inc.

▼ Location

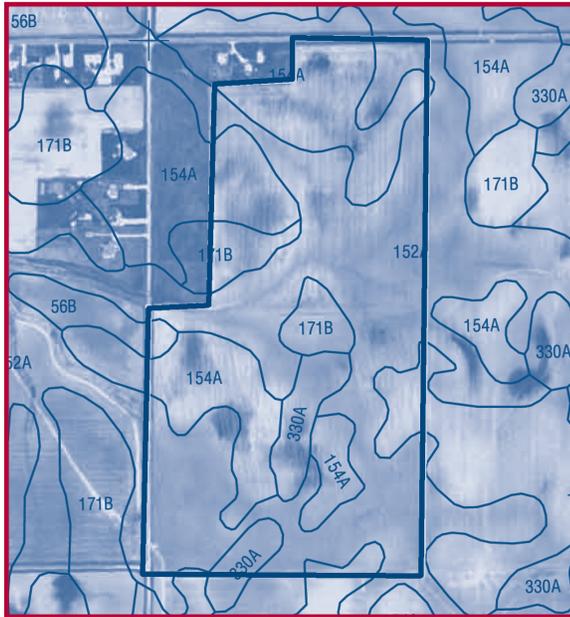
The David Richardson, Sr. Farm is located on the east edge of Warrensburg, Illinois (next to the Warrensburg Gun Club). Our Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



This aerial photograph was provided by the Macon County FSA office.

▼ Soil Map



▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois.

Farm No.	3569
Total Acres	69.3
Effective Cropland	69.3
Corn Base Acres	35.1
Direct Payment Corn Yield	127
Counter-cyclical Payment Corn Yield	159
Soybean Base Acres	34.2
Direct Payment Soybean Yield	36
Counter-cyclical Payment Soybean Yield	43

Note - The Macon 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 Macon County Treasurer has provided the following real estate tax information on the David Richardson, Sr. Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2009 Assessed Value</u>	<u>2009 Taxes Payable in 2010</u>	<u>Rate Per Acre</u>
08-06-13-100-007	66.90	\$ 22,194.00	\$ 1666.12	\$ 24.90
08-06-13-101-010	2.46	\$ 421.00	\$ 31.60	\$ 12.15
Totals	69.36	\$ 22,615.00	\$1,697.72	\$ 24.48

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. 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 David Richardson, Sr. 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

The David Richardson, Sr. Farm is offering the farmland for sale as follows:

69.36 acres @ \$10,950 per acre = \$759,492 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.

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Forsyth, IL 62535

Office: (217) 876-7700

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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*. -