



**Heartland Ag  
Group Ltd.**

# **Farmland For Sale**



## **Friese Family Farm**

**80.00 Acres - Farmland**

**Prairie Township  
Shelby County, Illinois**

The Friese Family Farm is located 4 miles north of Stewardson, Illinois (*1 1/2 miles east of Hidden Springs State Park*). Access is provided by township roads. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Aerial Photograph



This aerial photograph was provided by Agri Data.

## ▼ Farm Operator and Lease

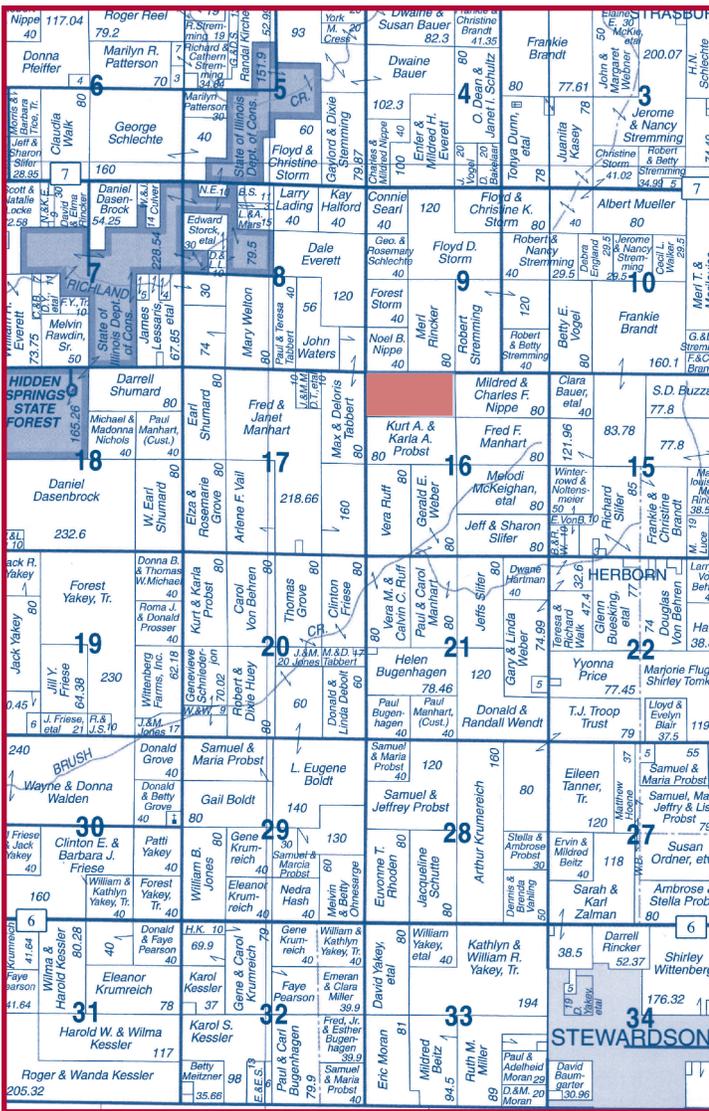
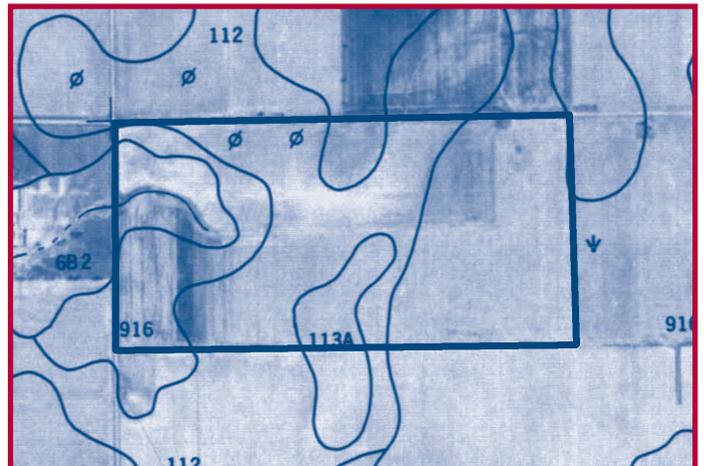
The Friese Family Farm has been operated by Paul Tabbert on a 50/50 crop share lease. Corn and soybeans are the primary crops grown.

## ▼ Soil Productivity

Soil types and productivity ratings on the Friese 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)
916	Darmstadt-Oconee silt loam	41.20	52.1%	104.0	70.0
112	Cowden silt loam	26.30	33.2%	117.0	120.0
6	Fishhook silt loam	7.00	8.8%	92.2	67.2
113	Oconee silt loam	4.30	5.4%	119.0	120.0
620	Darmstadt silt loam	0.30	0.4%	88.4	76.8
<b>Weighted Averages</b>		<b>79.10</b>	<b>100%</b>	<b>108.0</b>	<b>89.1</b>
Non-tillable		0.90			
<b>Total</b>		<b>80.00</b>			

## ▼ Soil Map



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Friese Family Farm is located 4 miles north of Stewardson, Illinois. Access is provided by township roads. Our Heartland Ag Group Ltd. signs mark the property.

## ▼ Legal Description

Here is a brief legal description of the property.

**Parcel ID #: 1520-16-00-100-001 (80.00 Acres)**

The North Half (N/2) of the Northwest Quarter (NW/4) of Section Sixteen (16), Township Ten North (T10N), Range 5 East (R5E) of the 3rd Principle Meridian, Prairie Township, Shelby County, Illinois.

## ▼ FSA Data

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

Farm No.	1776
Tillable Acres	79.1
Corn Base Acres	41.8
Direct Payment Corn Yield	110
Counter-cyclical Payment Corn Yield	124
Soybean Base Acres	32.2
Direct Payment Soybean Yield	33
Counter-cyclical Payment Soybean Yield	39
Wheat Base Acres	5.0
Direct Payment Wheat Yield	41
Counter-cyclical Payment Wheat Yield	64

*Note - The Shelby 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 Shelby County Treasurer has provided the following real estate tax information on the Friese Family Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
1520-16-00-100-001	80.00	\$4,738.00	\$339.44	\$4.24



## ▼ 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 Friese 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 Friese Family Farmland for sale as follows:

**80.00 acres @ \$9,750 per acre = \$780,000 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  
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E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)  
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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*. -