



Heartland Ag
Group Ltd.

Farmland For Sale

Robert Milligan Trust Farmland

Two Tracts - Prime Farmland

60.0 Acres

80.0 Acres

**Maroa Township
Macon County, Illinois**

The Robert Milligan Trust Farmland is located approximately 3.5 miles south of Maroa, Illinois. These two tracts of land have productivity indexes ranging from 139.5 to 141.0. They are 98% tillable. Soils include Sable, Ipava, Catlin and Drummer. Details on each tract are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Farm Operator and Lease

The Robert Milligan Trust Farmland is operated by Don Dyson. Don is operating the farm on a cash rent lease for the year 2012. Corn and soybean crops were raised this year.

▼ Soil Productivity

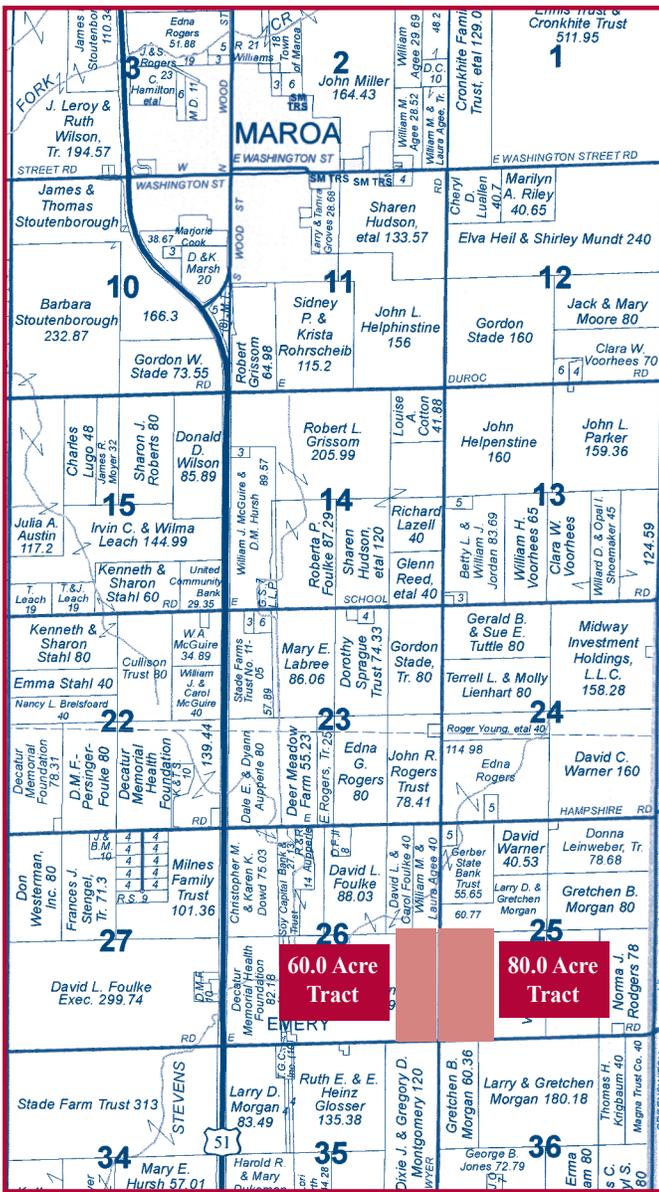
Soil types and productivity ratings on the Robert Milligan Trust Farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

60.0 Acre Tract

Soil #	Soil Type	Acres	% of Productivity		
			Farm Index (811)	Productivity Index (1156)	
68	Sable silty clay loam	24.00	40.7%	143.0	155.0
43	Ipava silt loam	19.50	33.1%	142.0	160.0
171	Catlin silt loam	15.10	25.6%	136.6	143.6
152	Drummer silty clay loam	0.30	0.5%	144.0	150.0
Weighted Averages		58.90	100%	141.0	153.7
Non-tillable		<u>1.10</u>			
Total		60.00			

80.0 Acre Tract

Soil #	Soil Type	Acres	% of Productivity		
			Farm Index (811)	Productivity Index (1156)	
68	Sable silty clay loam	39.20	49.2%	143.0	155.0
171	Catlin silt loam	26.10	32.7%	136.6	143.6
43	Ipava silt loam	10.90	13.7%	142.0	160.0
622	Wyanet silt loam	3.20	4.0%	111.6	117.5
198	Elburn silt loam	0.20	0.3%	143.0	155.0
244	Hartsburg silty clay loam	0.10	0.1%	134.0	140.0
Weighted Averages		79.70	100%	139.5	150.4
Non-tillable		<u>0.30</u>			
Total		80.00			



Reprinted with permission of Rockford Map Inc.

▼ Location

The Robert Milligan Trust Farmland is located approximately 3.5 miles south of Maroa, Illinois. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Robert Milligan Trust Farmland:

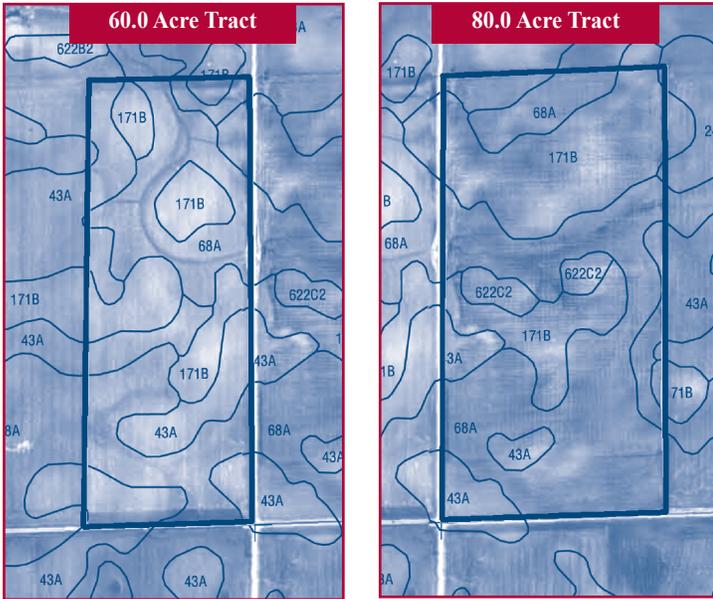
60.0 Acre Tract - Parcel ID# 10-02-26-400-002

The East 60.0 Acres of the East half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), Township Eighteen North (T18N), Range Two East (R2E) of the 3rd Principal Meridian, Maroa, Township, Macon County, Illinois.

80.0 Acre Tract - Parcel ID# 10-02-25-300-001

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Eighteen North (T18N), Range Two East (R2E) of the 3rd Principal Meridian, Maroa, Township, Macon County, Illinois.

▼ Soil Map



▼ FSA Data

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

	60.0 Acre Tract	80.0 Acre Tract
Tract No.	1533	1551
Tillable Acres	58.9	79.7
Corn Base Acres	34.1	45.4
Direct Payment Corn Yield	141	141
Counter-cyclical Payment Corn Yield	141	141
Soybean Base Acres	24.8	34.3
Direct Payment Soybean Yield	34	34
Counter-cyclical Payment Soybean Yield	34	34

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 Robert Milligan Trust Farmland:

Parcel ID #	Acres	2011 Assessed Value	2011 Taxes Payable in 2012	Rate Per Acre
10-02-26-400-002	60.00	\$20,290	\$1,479.38	\$24.66
10-02-25-300-001	80.00	\$25,303	\$1,835.56	\$22.94
140.00	\$45,593	\$3,314.94	\$23.68	

▼ 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 Robert Milligan Trust 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 Robert Milligan Trustees are offering the farmland for sale as follows:

60.0 acres @ \$11,750 per acre = \$ 705,000
80.0 acres @ \$12,750 per acre = \$1,020,000
Total Both Farms = \$1,725,000

▼ 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

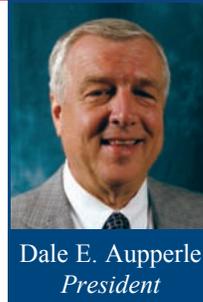
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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

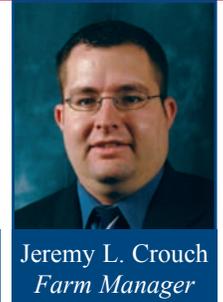
Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



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**. -