



Heartland Ag  
Group Ltd.

# Farmland For Sale



This photograph displays the excellent 2013 corn crop growing on the Amantha May Farm.

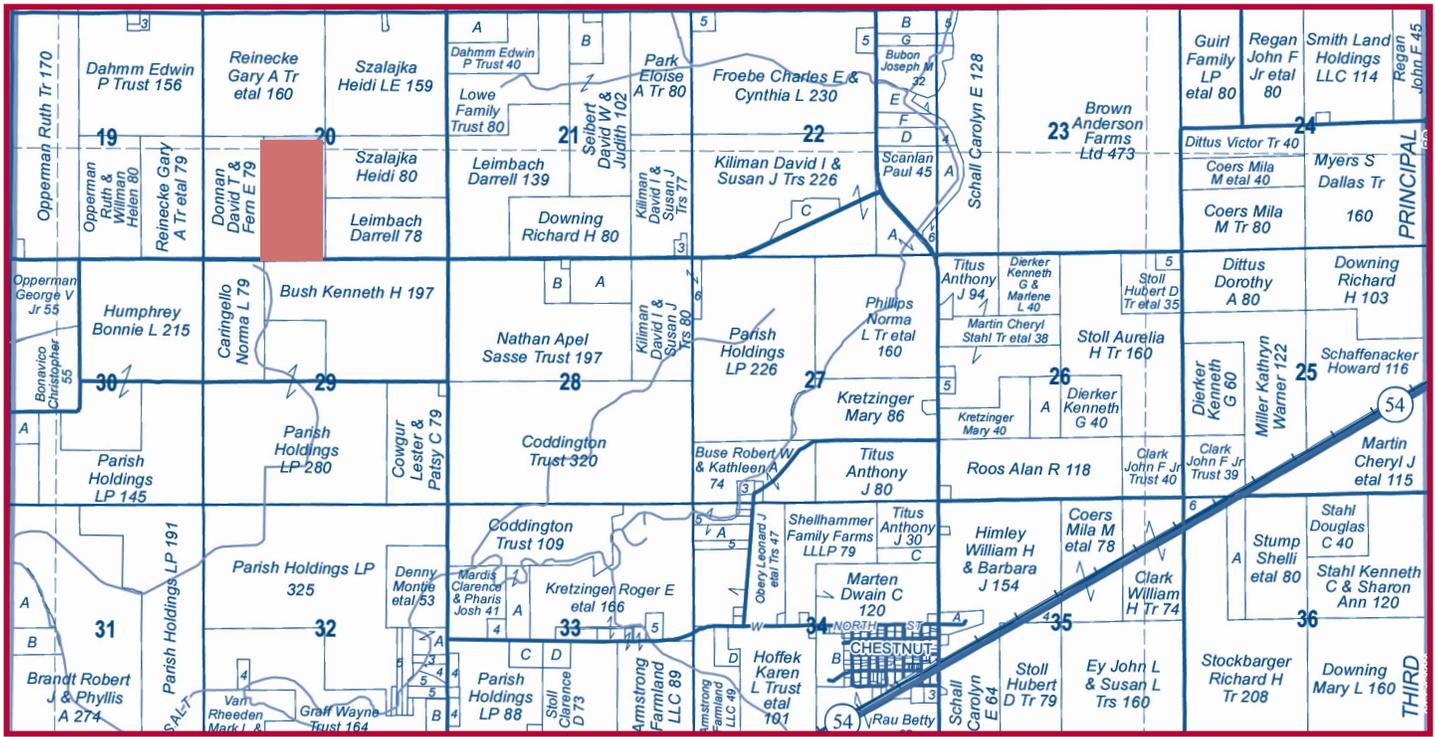
## Amantha May Farm

**78.94 Acres - Prime Farmland**

**Aetna Township**

**Logan County, Illinois**

The Amantha May Farm is located 2 miles northwest of Chestnut, Illinois. Soils include Ipava, Sable, and Buckhart. This farm is 100% tillable with a productivity index of 142.4. Details of 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 Amantha May Farm is located 2 miles northwest of Chestnut, Illinois. An oil and chip township road forms the south boundary. Our Heartland Ag Group Ltd. signs mark the property.

### ▼ Legal Description

Here is a brief legal description of the Amantha May Farm:

**Parcel ID #: 03-020-003-00**

The East Half (E ½) of the Southwest Quarter (SW ¼) of Section Twenty (20), Township Nineteen North (T19N), Range One West (R1W) of the Third Principal Meridian, Aetna Township, Logan County, Illinois.

### ▼ Soil Productivity

Soil types and productivity ratings on the Amantha May Farm (as published by the University of Illinois, Department of Agronomy in circular 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	36.70	46.5%	143.0	155.0
43	Ipava silt loam	34.20	43.3%	142.0	160.0
705	Buckhart silt loam	5.70	7.2%	140.6	148.5
705	Buckhart silty loam	2.40	3.0%	142.0	150.0
<b>Weighted Averages</b>		<b>79.00</b>	<b>100%</b>	<b>142.4</b>	<b>156.5</b>
Non-tillable		-06			
<b>Total</b>		<b>78.94</b>			

### ▼ Farm Operator and Lease

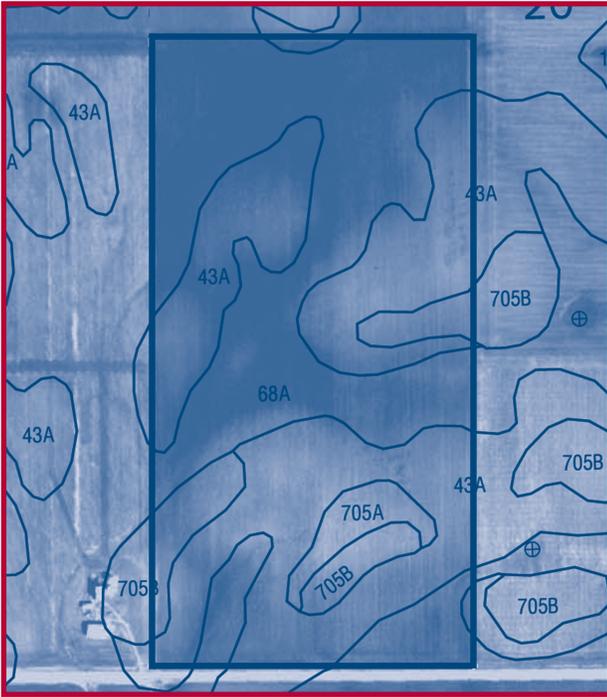
This farmland is leased for the year 2013 by Dan Jones under the terms of a one-year cash rent lease. The entire farm is in corn in 2013. Dan Jones does an excellent job of farming and would like to continue his farming operation.

### ▼ Aerial Photograph



This aerial photograph was provided by AgriData, Inc.

## ▼ Soil Map



## ▼ FSA Data

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

Farm No.	2283
Total Acres	78.97
Tillable Acres	78.97
Corn Base Acres	50.70
Direct Payment Corn Yield	132
Counter-cyclical Payment Corn Yield	132
Soybean Base Acres	28.10
Direct Payment Soybean Yield	39
Counter-cyclical Payment Soybean Yield	39

*Note - The Logan County FSA office has verified this farm is enrolled in the seven-year USDA Government Program. There are no highly erodible acreages identified on this property. The wetland determination is not completed.*

## ▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Amantha May Farm.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2012 Assessed Value</u>	<u>2012 Taxes Payable in 2013</u>	<u>Rate Per Acre</u>
03-020-003-00	78.94	\$34,630.00	\$2,740.64	\$34.72

## ▼ 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 Amantha May 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.

Amantha May is represented by William Bates, Attorney at Law, whose contact information is as follows:

Woods & Bates  
William Bates  
306 Clinton Street  
Lincoln, IL 62656  
Phone: (217) 735-1234  
Fax: (217) 735-1236  
Email: bill@woodsandbates.com

## ▼ 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 Amantha May Farm for sale as follows:

**78.94 acres @ \$12,000 per acre = \$947,280 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  
*Rural Appraiser*



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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -