



Farmland For Sale

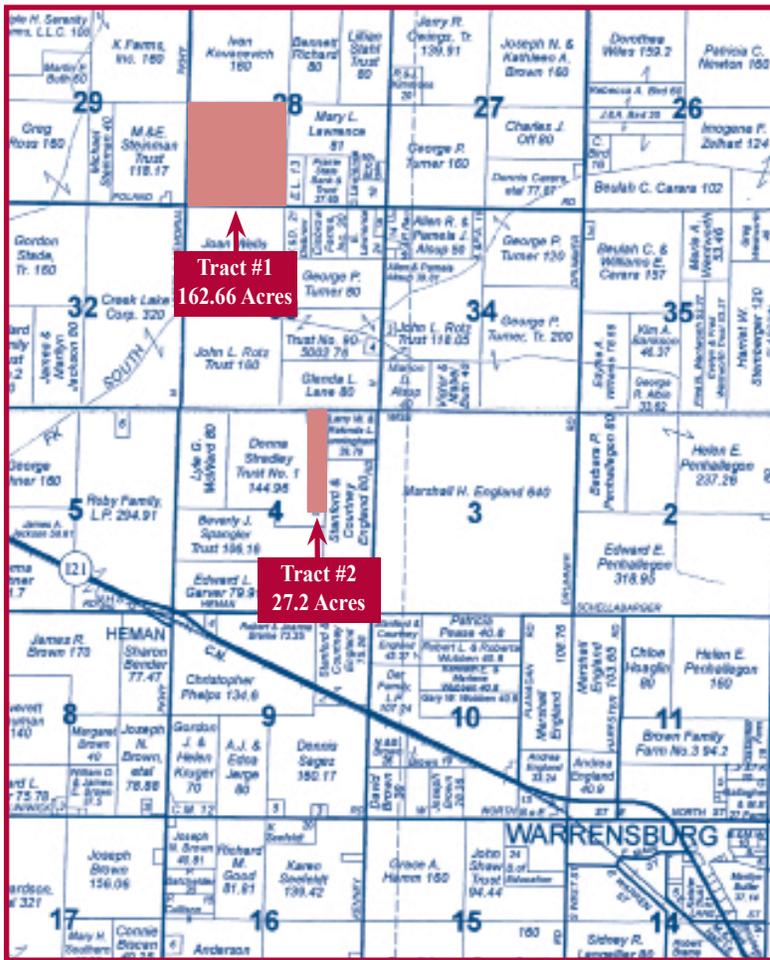
Baker Trust Farms

Tract #1 - 162.66 Acres - Prime Farmland

Tract #2 - 27.2 Acres - Prime Farmland

Illini and Austin Townships Macon County, Illinois

The Baker Trust Farms are located northwest of Warrensburg, Illinois. The soils are primarily Sable and Ipava with a productivity indexes ranging from 140.2 to 142.7. Details on these farms 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 Baker Trust farms are located northwest of Warrensburg, Illinois. Tract #1 is located in Austin Township and in the Northeast Quadrant of Lincoln Memorial Parkway and Poland Road. Tract #2 is located in Illini Township and Wise Road forms the north boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Baker Trust farmland:

Tract #1 - Parcel ID # 01-01-28-300-001 (160.0 acres)

The Southwest Quarter (SW ¼) of Section Twenty-Eight (28), Township Eighteen (18) North, Range One (1) East of the 3rd P.M. Situated in Macon County, Illinois.

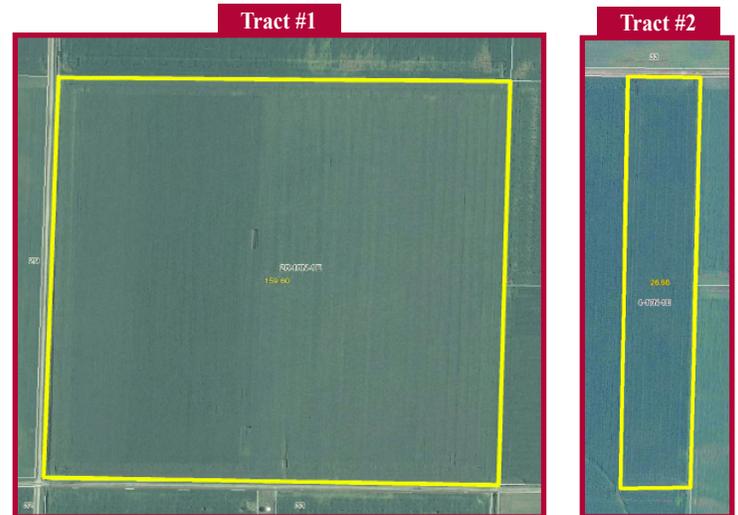
Tract #2 - Parcel ID # 08-06-04-200-002 (27.2 acres)

The East One-Third (E ⅓) of the West One Half (W ½) of the Northeast Quarter (NE ¼) of Section Four (4), Township Seventeen (17) North, Range One (1) East of the 3rd P.M. Situated in Macon County, Illinois.

▼ Farm Operator and Lease

The Baker Trust farms are operated under the terms of a flexible cash rent lease for year 2014 by Mike Timmons. The primary crops grown in the area are corn and soybeans. Mike does an excellent job and would like to continue his farming operation for the new owners.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Productivity

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

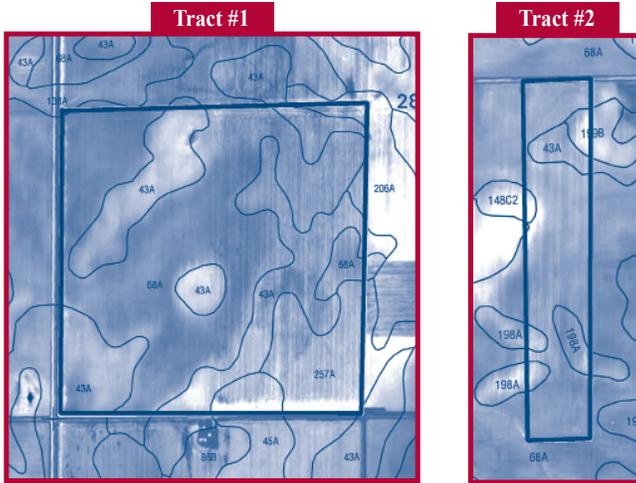
Tract #1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	82.70	51.8%	143.0	155.0
43	Ipava silt loam	54.00	33.8%	142.0	160.0
257	Clarksdale silt loam	16.70	10.5%	128.0	135.0
45	Denny silt loam	4.10	2.6%	118.0	110.0
206	Thorp silt loam	2.00	1.3%	126.0	125.0
138	Shiloh silty clay loam	0.10	0.1%	130.0	135.0
Weighted Averages		159.60	100%	140.2	153.1
Non-tillable		3.06			
Total		162.66			

Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	20.50	76.8%	143.0	155.0
198	Elburn silt loam	2.90	10.9%	143.0	155.0
43	Ipava silt loam	2.10	7.9%	142.0	160.0
199	Plano silt loam	1.00	3.7%	140.6	143.6
148	Proctor silt loam	0.20	0.7%	125.6	131.6
Weighted Averages		26.70	100%	142.7	154.8
Non-tillable		-0.04			
Total		26.66			

▼ Soil Map



▼ 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 Baker 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.

The Baker Trust is represented by Attorney Win Wehrli whose contact information is as follows:

Win Wehrli
104 South Parkway Drive
Naperville, IL 60540
Phone: (630) 355-0076
Fax: (630) 355-0489

▼ FSA Data

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

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	3957	3957
Tract No:	451	1685
Tillable Acres	159.6	27.2
Corn Base Acres	84.8	13.4
Direct Payment Corn Yield	134	134
Counter-cyclical Payment Corn Yield	157	157
Soybean Base Acres	74.8	13.8
Direct Payment Soybean Yield	43	43
Counter-cyclical Payment Soybean Yield	51	51

▼ Wind Energy Project

The owners entered into a lease and easement agreement with E.ON Climate and Renewables in 2010. Please contact us if you would like any additional information on this development

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Baker Trust farmland:

<u>Tract #1</u>		<u>2013</u>	<u>2013 Taxes</u>	<u>Rate</u>
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2014</u>	<u>Per Acre</u>
01-01-28-300-001	160.00	\$68,132	\$5,098.66	\$31.87

<u>Tract #2</u>		<u>2013</u>	<u>2013 Taxes</u>	<u>Rate</u>
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2014</u>	<u>Per Acre</u>
08-06-04-200-002	26.66	\$12,344	\$1,033.14	\$38.75

▼ Survey

Tract #1 was surveyed in July 2014 by Robert Cox with Cox Land Surveying in Findlay, IL. A copy of the survey is available upon request.

▼ 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 Baker Trust farmland for sale as follows:

Tract #1 - 162.66 acres @ \$13,750 per acre = \$2,236,575 in total
Tract #2 - 27.20 acres @ \$13,250 per acre = \$ 360,400 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

Ryan E. Aupperle, AFM
Farm Manager - Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: (217) 876-7700
Fax: (217) 876-7724
E-mail: ryan@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*. -