



**Heartland Ag
Group Ltd.**

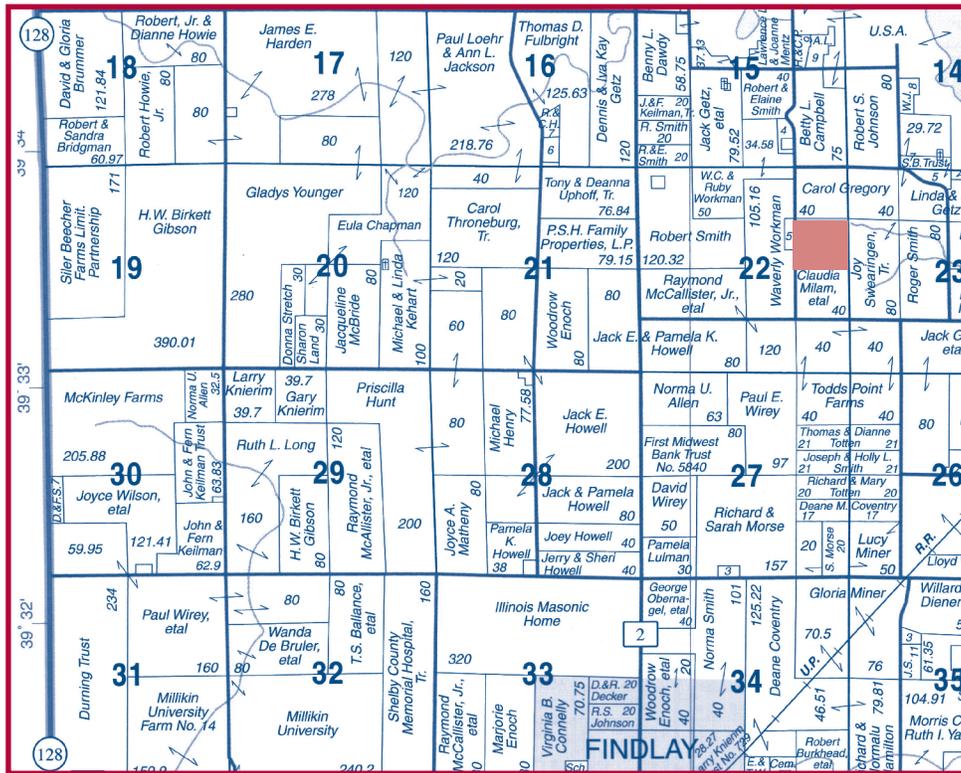
Farmland For Sale

Mabel Mardelle Bolin Estate Farm

40.0 Acres – Prime Farmland

**Todds Point Township
Shelby County, Illinois**

The Mabel Mardelle Bolin Estate Farmland is located approximately 2 miles north of Findlay, Illinois. Access is provided by a township road which forms the west property line. This farm is approximately 3½ miles directly east of State Route 128. The soils are entirely Drummer and Flanagan with a productivity index of 144.0. Details on 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 Mabel Mardelle Bolin Estate farm is located 2 miles directly north of Findlay, Illinois. Access is provided by an oil and chip township road which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Mabel Mardelle Bolin Estate farm is being operated under a cash rent lease for year 2014 by John Bartimus. The rent for the entire year has been paid to the landowner. The primary crops grown in the area are corn and soybeans. John Bartimus does an excellent job and would like to continue his farming operation for the new owners.

▼ Legal Description

Here is a brief legal description for the Mabel Mardelle Bolin Estate farmland:

Parcel ID Number: 2205-22-00-200-006

The Southeast Quarter of the Northeast Quarter of Section 22, Township 13 North, Range 4 East of the 3rd Principal Meridian, Todds Point Township, Shelby County, Illinois.

▼ Aerial Photograph



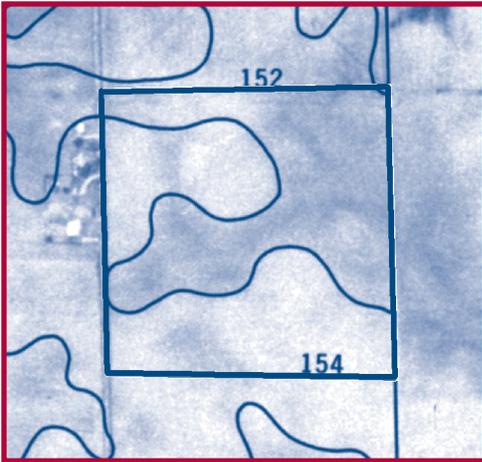
Aerial photographs provided by AgriData. Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Mabel Mardelle Bolin Estate farmland (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)
154	Flanagan silt loam	20.70	52.0%	144.0	160.0
152	Drummer silty clay loam	19.10	48.0%	144.0	150.0
Weighted Averages		39.80	100%	144.0	155.2
Non-tillable		0.20			
Total		40.00			

▼ Soil Maps



▼ FSA Data

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

Farm No:	5116
Tillable Acres	39.8
Corn Base Acres	29.8
Direct Payment Corn Yield	138
Counter-cyclical Payment Corn Yield	138
Soybean Base Acres	10.0
Direct Payment Soybean Yield	32
Counter-cyclical Payment Soybean Yield	32

Note – The Moultrie County FSA office has verified this farmland is enrolled in the USDA Government Program for 2014. There are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Shelby County Treasurer has provided the following real estate tax information on the Mabel Mardelle Bolin Estate farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
2205-22-00-200-006	40.0	\$20,774	\$1,564.94	\$39.12

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Mabel Mardelle Bolin Estate 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

Heartland Ag Group Ltd. is offering the Mabel Mardelle Bolin Estate farmland for sale as follows:

40.0 acres @ \$13,900 per acre = \$556,000 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
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*. -