



Heartland Ag
Group Ltd.

Farmland For Sale

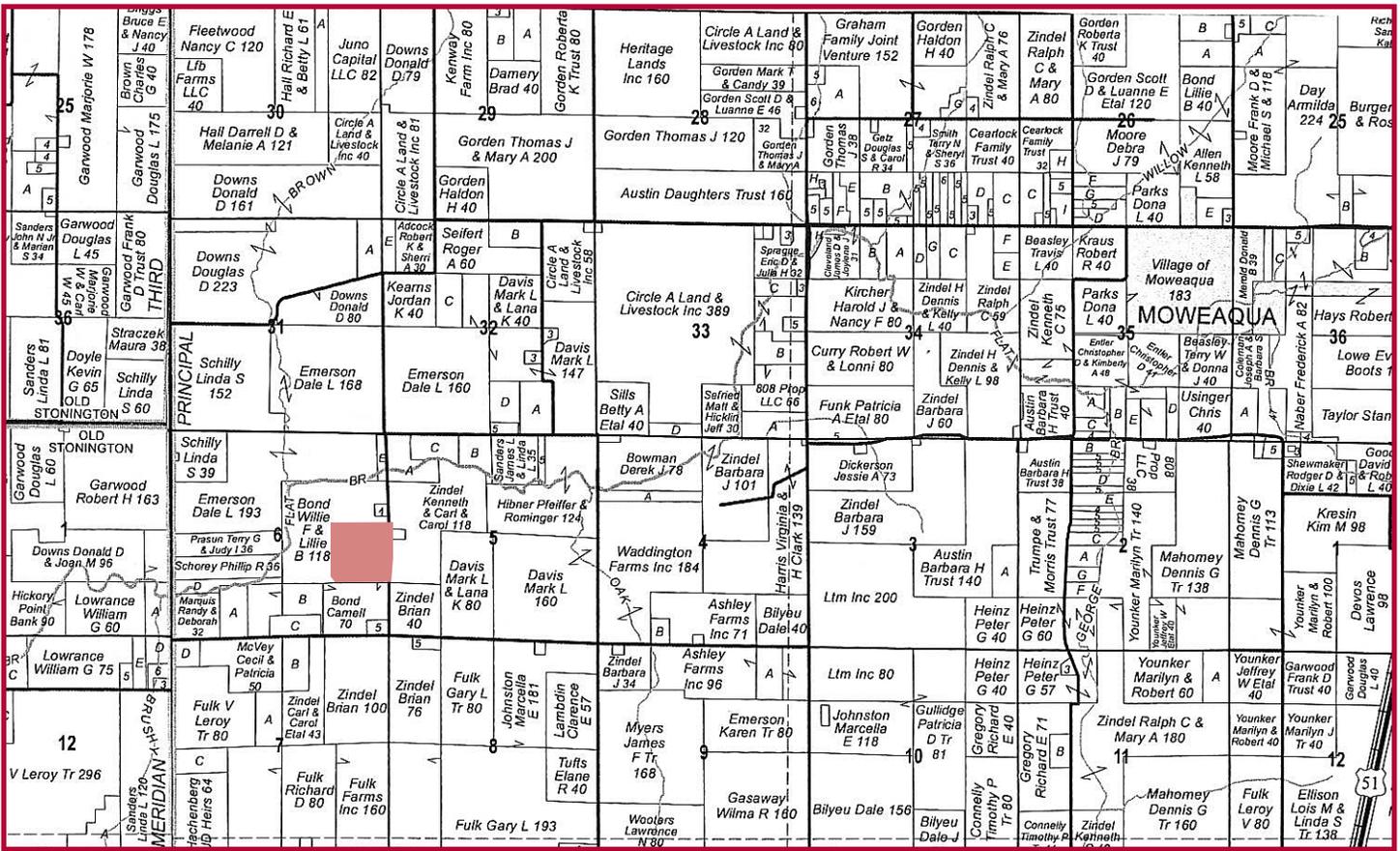


Richard L. Bollinger Trust Farm

40.00 Acres – Good Quality Farmland

**Prairieon Township
Christian County, Illinois**

The Richard L. Bollinger Trust farmland is located 3 1/2 miles southwest of Moweaqua, Illinois. The soils include Camden and Kendall with a productivity index of 123.1. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



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▼ Location

The Richard L. Bollinger Trust farm is located 3 1/2 miles southwest of Moweaqua, Illinois. Access is provided by a township road which forms the east boundary of the property. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Richard L. Bollinger Trust farmland:

Parcel ID # 12-15-06-400-002-00 (40.00 acres)

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 6, Township Thirteen North (T13N), Range One East (R1E) of the 3rd Principal Meridian, Prairieton Township, Christian County, Illinois.

▼ Farm Operator and Lease

The Richard L. Bollinger Trust farm is being operated under the terms of a crop share lease for year 2015 by Tim Bollinger. The primary crops grown in the area are corn and soybeans. Tim does an excellent job and would like to continue his farming operation for the new owners.

▼ Tax Information

The Christian County Treasurer has provided the following real estate tax information on the Richard L. Bollinger Trust farmland:

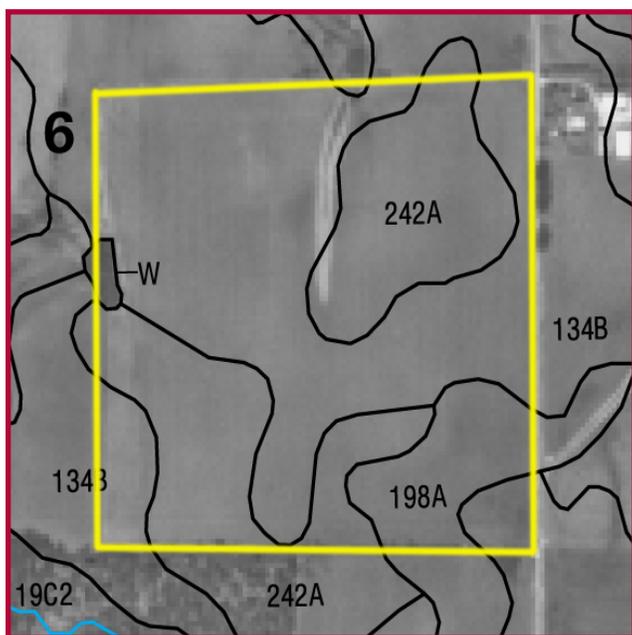
Parcel ID #	Acres	2013 Assessed Value	2013 Taxes Payable in 2014	Rate Per Acre
12-15-06-400-002-00	40.00	\$7,441.00	\$572.68	\$14.32

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (1156)
			Farm	Index (811)	
134	Camden silt loam	21.26	53.7%	117.8	118.8
242	Kendall silt loam	13.59	34.3%	125.0	130.0
198	Elburn silt loam	3.80	9.6%	143.0	155.0
46	Herrick silt loam	0.96	2.4%	133.0	140.0
Weighted Averages		39.61	100%	123.1	126.6
Non-tillable		0.39			
Total		40.00			

▼ FSA Data

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

Farm No:	9141
Tract No:	5368
Tillable Acres	39.61
Corn Base Acres	19.90
Direct Payment Corn Yield	132
Counter-cyclical Payment Corn Yield	146
Soybean Base Acres	19.70
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	49

▼ 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 Richard L. Bollinger 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 Richard L. Bollinger Trust is represented by Attorney David R. Fines whose contact information is as follows:

David R. Fines
402 East Market Street
Taylorville, IL 62568
Phone: (217) 824-8883

▼ 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 Richard L. Bollinger Trust farmland for sale as follows:

40.00 acres @ \$9,500 per acre = \$380,000 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
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*. -