



Heartland Ag
Group Ltd.

Farmland For Sale



This photograph was taken from the western road frontage facing east across the farm.

Bradley Family Farm

9.93 Acres - Development Farmland
Maroa Township
Macon County, Illinois

The Bradley Family Farm is located on the south edge of Maroa, Illinois - - just north of the Casey's General Store. Access on the west is provided onto older US Route 51 and Wood Street. 4.00 acres of this tract is zoned commercial. Village water and sewer is available for development. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

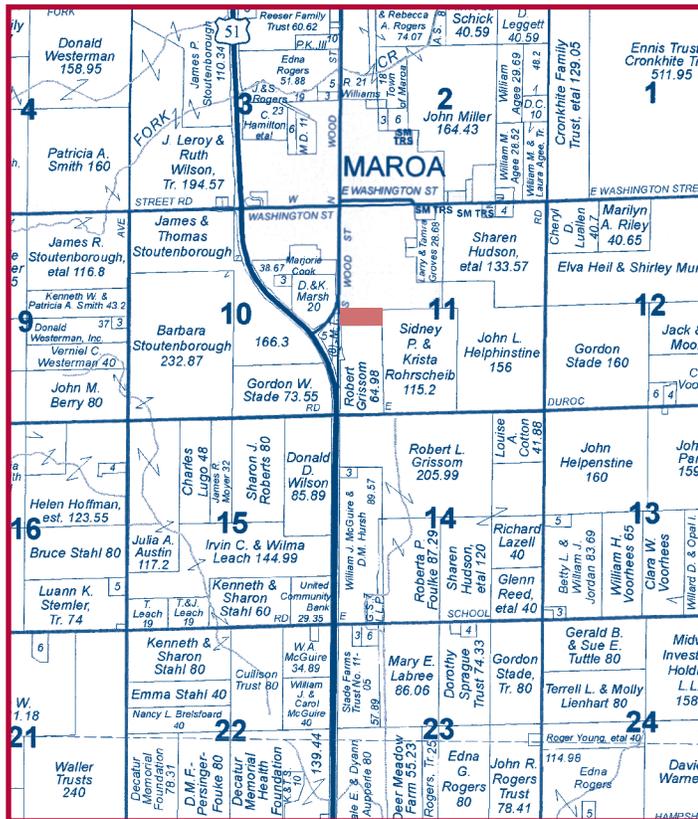
▼ Aerial Photograph



This aerial photograph was provided by AgriData, Inc.

▼ Farm Operator and Lease

The Bradley Family Farm is operated by Danny Marsh of Maroa on a 50/50 crop share lease for the 2012 season. The landlord share of the 2012 crop is negotiable when you purchase this property.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Bradley Family Farm is located on the south edge of Maroa, Illinois - - just north of the Casey's General Store. Access on the west is provided onto older US Route 51 and Wood Street. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Bradley Family Farm:

Lot 1 of Assessor's Subdivision of the West ½ of the Southwest ¼ of Section 11, Township 18 North, Range 2 East of the 3rd P.M., as per Circuit Court Record 15 Page 121, consisting of two acres more or less, except the railroad right-of-way, situated in Macon County, Illinois.

Lot 10, except a tract 120 feet by 120 feet in the Northwest corner thereof, of the West ½ of the Northwest ¼ of Section 11, Township 18 North, Range 2 East of the 3rd P.M. as per Circuit Court Record 15 at Page 121 consisting of 7.93 acres more or less, situated in Macon County, Illinois.

▼ Soil Productivity

Soil types and productivity ratings on the Bradley Family Farm (*as published by the University of Illinois, Department of Agronomy in circular 811 & 1156*) are as follows:

Soil #	Soil Type	Acres	% of Productivity	
			Farm Index (811)	Productivity Index (1156)
68	Sable silt loam	7.80	94.0%	143.0
171	Catlin silt loam	0.50	6.0%	136.6
Weighted Averages		8.30	100%	142.6
Non-tillable		1.63		
Total		9.93		

▼ Commercial Zoning

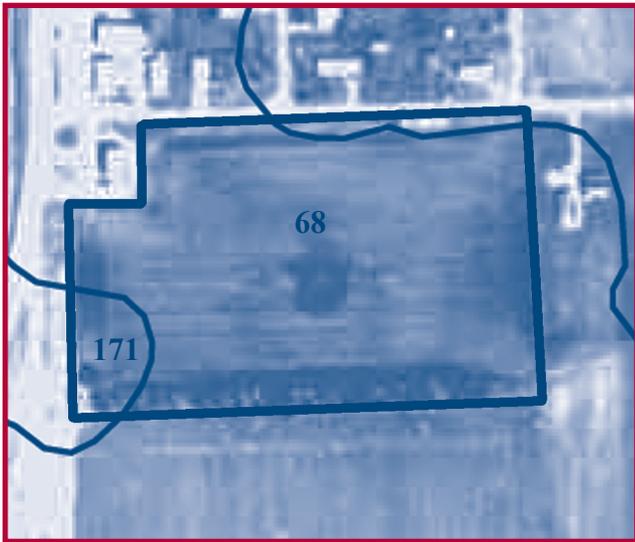
The west 4.00 acres is zoned commercial through the Township of Maroa. You may contact the Maroa Township Town Hall to get details about the zoning at:

Maroa Township Town Hall
109 N Walnut St.
Maroa, IL 61756
(217) 794-3720

▼ Waterline Easement

Maroa city water and sewer passes through the Bradley Family Farm on it's way to the new Casey's General Store. A copy of that easement is available upon request.

▼ Soil Map



▼ FSA Data

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

Farm No.	1035
Tract No.	110
Total Acres	9.1
Tillable Acres	8.3
Corn Base Acres	4.4
Direct Payment Corn Yield	127
Counter-cyclical Payment Corn Yield	157
Soybean Base Acres	3.9
Direct Payment Soybean Yield	33
Counter-cyclical Payment Soybean Yield	39

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 Bradley Family farmland.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
10-02-11-300-012	2.00	\$556.00	\$40.30	\$20.15
10-02-11-159-002	7.93	\$2,940.00	\$251.00	\$31.65
Total	9.93	\$3,496.00	\$291.30	\$29.34

▼ 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 Bradley Family 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 Bradley Family farmland for sale as follows:

9.93 acres @ \$12,000 per acre = \$119,160 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

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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*. -