



Heartland Ag
Group Ltd.

Farmland For Sale

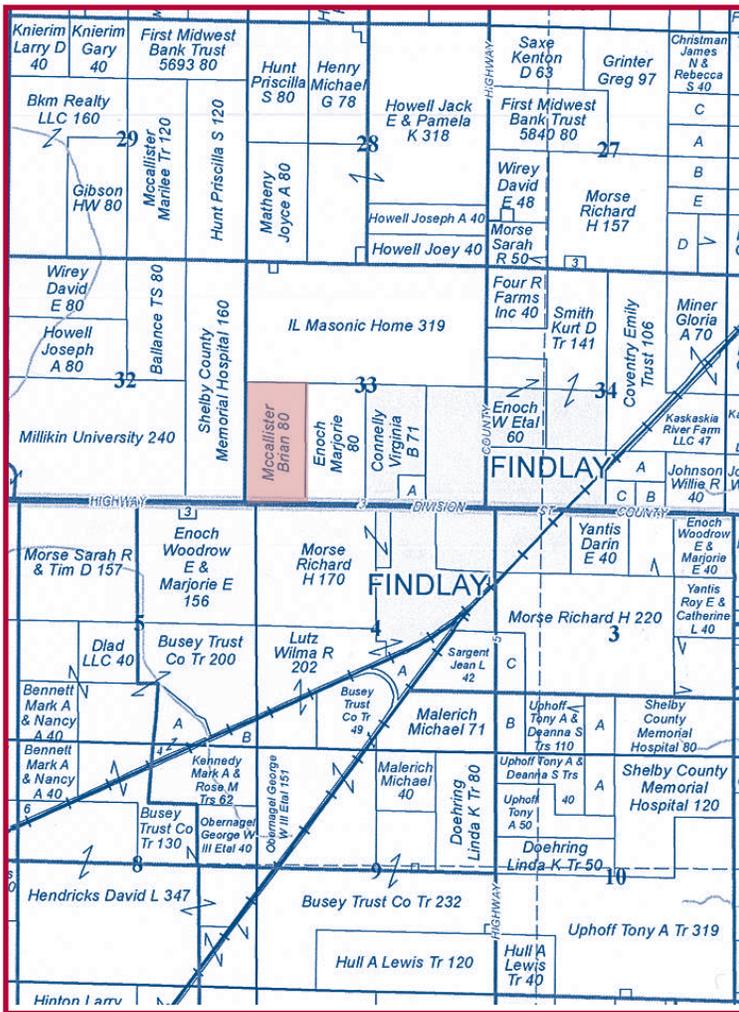
Brian McCallister Farm

Formerly the DeBruler Farm

80.00 Acres
Prime Farmland

Todds Point Township
Shelby County, Illinois

The Brian McCallister farmland is located 1 mile directly west of Findlay (on the north side of the Findlay blacktop). The soils include 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 Brian McCallister farmland is located 1 mile directly west of Findlay (on the north side of the Findlay blacktop). Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description for the Brian McCallister farmland:

Parcel ID #2205-33-00-300-001 (80.00 acres)

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-three (33), Township Thirteen North (T13N), Range Four East (R4E) of the 3rd Principal Meridian, Todds Point Township, Shelby County, Illinois.

▼ Farm Operator and Lease

The Brian McCallister farm is being operated under the terms of a crop share lease for year 2017 by Joey Howell. Corn and soybeans are the primary crops grown in the area. Joey does an excellent job of farming. Possession to a buyer will be granted at closing subject to reimbursing the Sellers for the landlords share of the crop expenses paid to date of closing.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ FSA Data

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

Farm No.	10603
Tract No.	3084
Tillable Acres	78.29
Corn Base Acres	42.8
PLC Yield	134
Soybean Base Acres	35.00
PLC Yield	42

Note - The Shelby County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

▼ Soil Map



▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
152	Drummer silt loam	50.01	63.9%	144.0	150.0
154	Flanagan silt loam	28.28	36.1%	144.0	160.0
Weighted Averages		78.29	100%	144.0	153.6
Non-tillable		1.71			
Total		80.00			

▼ Tax Information

The Shelby County Treasurer has provided the following real estate tax information on the Brian McCallister farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2015 Assessed Value</u>	<u>2015 Taxes Payable in 2016</u>	<u>Rate Per Acre</u>
2205-33-00-300-001	80.00	\$47,435	\$3,683.10	\$46.04

▼ 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 McCallister 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 Brian McCallister farmland for sale as follows:

80.00 acres @ \$10,500 per acre = \$840,000 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
 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
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



Heartland Ag Group, Ltd.
1401 Koester Drive
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*. -