



**Heartland Ag
Group Ltd.**

Farmland For Sale

Clausen Family Trust Farm

**248.12 Acres - Excellent Farmland
3.00 Acres (Farmstead)**

**Ashkum Township
Iroquois County, Illinois**

The Clausen Family Trust Farm is located 2 miles west of Ashkum, Illinois. Access is provided by a township road. This tract has a productivity index of 123.9. Soils include Milford, Bryce Selma & Swygert. A 3.00 acre building site with a farm house, implement shed and a grain storage are available separately. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Clausen Family Trust Farm.

The South Half (S $\frac{1}{2}$) of Section Thirty (30), Township Twenty-eight North (T28N), Range Eleven East (R11E) of the Third Principal Meridian, Ashkum Township, Iroquois County, Illinois (*containing 251.12 acres more or less*).

▼ Farm Operator and Lease

The Clausen Family Trust Farm is currently operated under the terms of a modified crop lease with Craig and Jerry Aden. This lease terminates with the 2011 crop production. These gentlemen would appreciate an opportunity to continue their farming operation.

A successful buyer will be asked to reimburse the Clausen Family Trust for chisel plowing completed in November at \$12.00 per acre (\$2881.20 in total).

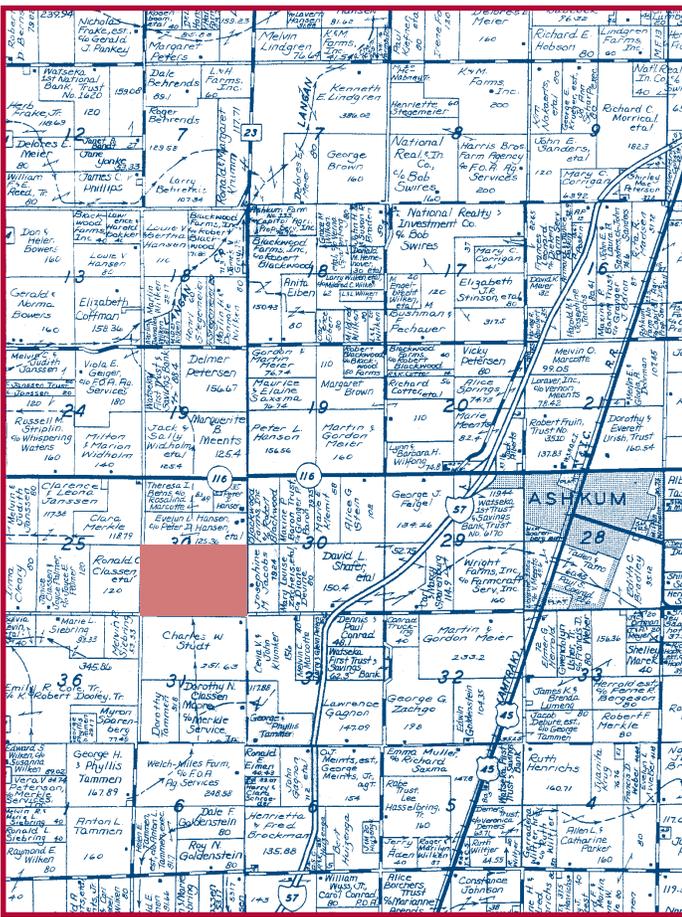
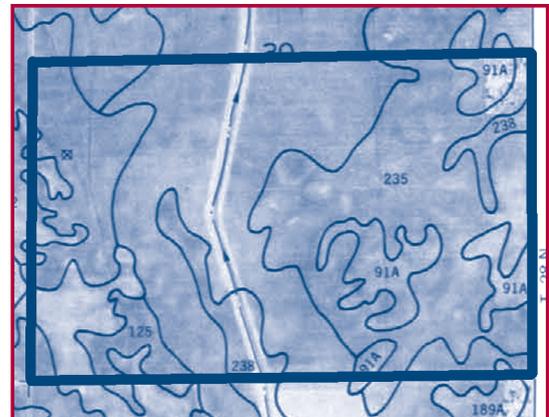
▼ Soil Test

Heartland Ag Group Ltd. has a complete set of 2010 soil tests available. This farm is in an excellent state of fertility.

▼ Soil Productivity

Soil types and productivity ratings on the Clausen Family Trust Farm (*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)
69	Milford silty clay loam	84.80	35.3%	128.0	135.0
235	Bryce silty clay	72.80	30.3%	121.0	120.0
125	Selma loam	31.80	13.2%	129.0	135.0
91	Swygert silty clay loam	19.30	8.0%	118.0	115.0
102	La Hogue loam	14.70	6.1%	121.0	130.0
238	Rantoul silty clay	12.80	5.3%	109.0	100.0
153	Pella silty clay loam	4.00	1.7%	136.0	140.0
189	Martinton silt loam	0.20	0.1%	130.0	135.0
Weighted Averages		240.40	100%	123.9	126.8
Non-tillable		<u>10.72</u>			
Total		251.12			



Reprinted with permission of Rockford Map Inc.

▼ Location

The Clausen Family Trust Farm is located 2 miles west of Ashkum, Illinois. Access is provided by a township road. Our Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



This aerial photograph was provided by the Agri Data.

▼ FSA Data

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

Farm No.	519
Total Acres	251.0
Cropland Acres	240.4
Corn Base Acres	119.3
Direct Payment Corn Yield	123
Counter-cyclical Payment Corn Yield	141
Soybean Base Acres	118.4
Direct Payment Soybean Yield	36
Counter-cyclical Payment Soybean Yield	43

Note - The Iroquois 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.

▼ Farm Buildings

The 3.00 acres and the farm building site will be separated off for sale. Consists of a farm dwelling, grain storage bin, implement shed, and miscellaneous farm buildings. To inspect the farm premises - - give Heartland Ag Group Ltd. a call.



▼ Tax Information

The Iroquois County Treasurer has provided the following real estate tax information on the Clausen Family Trust Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2010 Assessed Value</u>	<u>2010 Taxes Payable in 2011</u>	<u>Rate Per Acre</u>
03-F1-09-30-400-001	251.12	\$50,672.00	\$4,192.64	\$ 16.70

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. 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 Clausen Family Trust Farm. 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

The Clausen Family Trust Farm is offering the farmland for sale as follows:

248.12 acres @ \$7,950 per acre = \$1,972,554 in total.
Buildings - \$135,000

▼ 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
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1401 Koester Drive, Suite 100
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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*. -