



Heartland Ag  
Group Ltd.

# Farmland For Sale

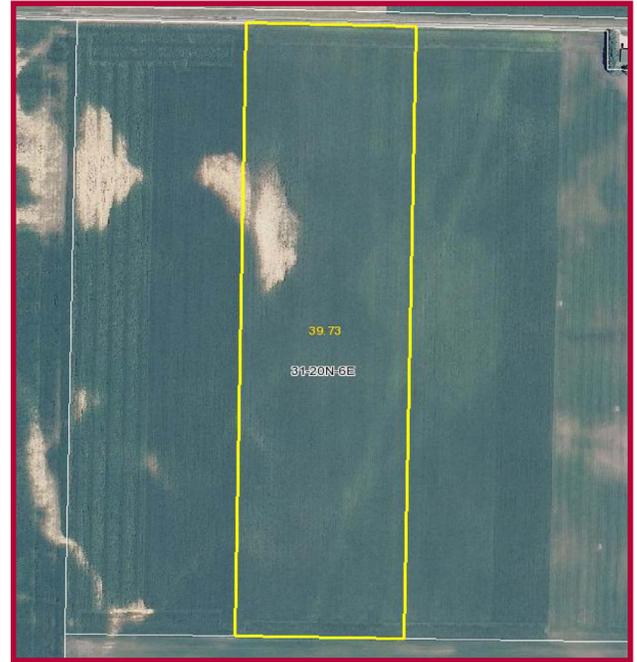
## Cline Family Farm

**40.00 Acres - Prime Farmland**

**Sangamon Township  
Piatt County, Illinois**

The Cline Family Farm is located 1/2 mile west of Galesville, Illinois. Access on the north is a township road. The soils are Ipava, Sable and Hartsburg. This farm is 99% tillable with a productivity index of 141.0. 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.

## ▲ Legal Description

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

The East Half (E ½) of the West Half (W ½) of the Northeast Quarter (NE ¼) all in Section Thirty-one (31), Township Twenty North (T20N), Range Six East (R6E) of the 3rd Principal Meridian, Sangamon Township, Piatt County, Illinois.

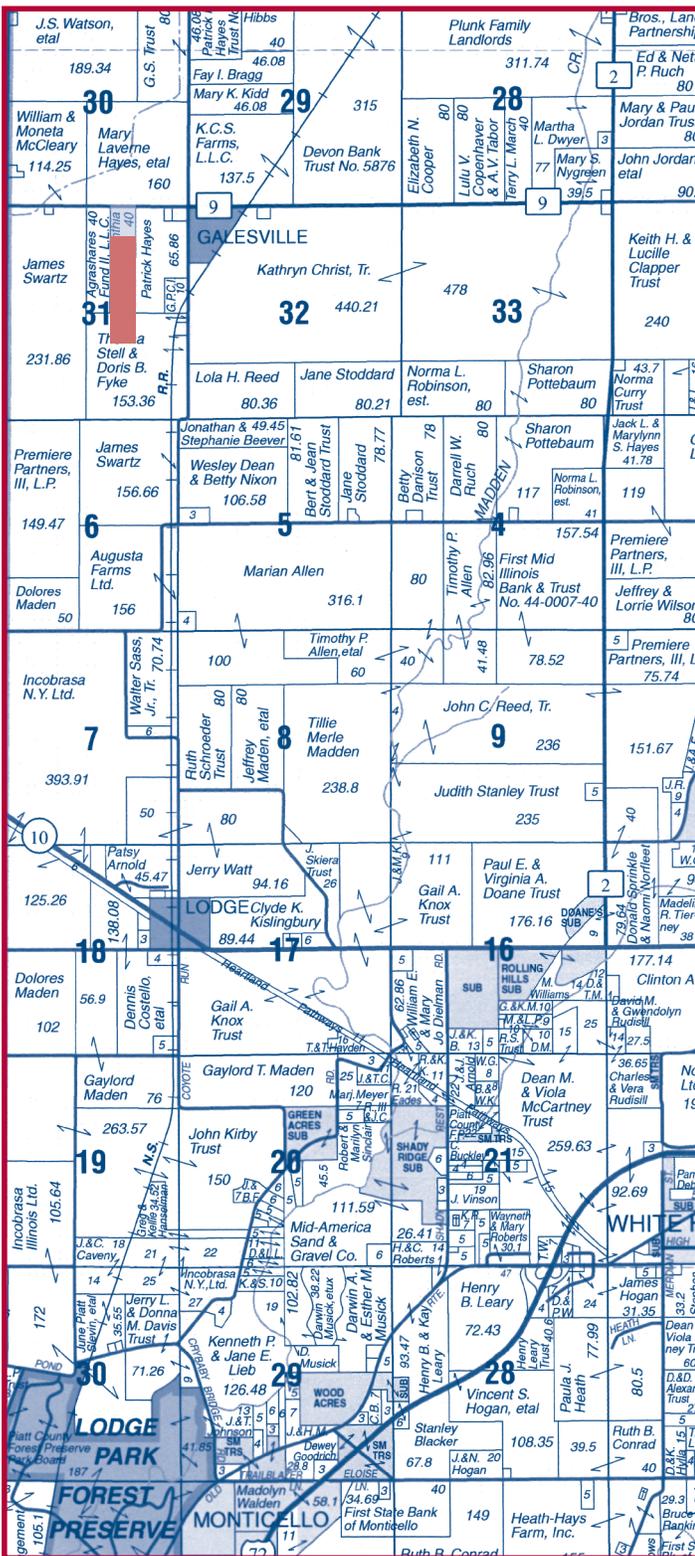
## ▲ Farm Operator and Lease

Patrick Hayes of Champaign, Illinois currently operates the Cline Family Farm on a cash rent lease. His lease is for the 2012 crop year. Corn and soybeans are the primary crops grown in rotation - - this farm is in corn for 2012.

## ▲ Soil Productivity

Soil types and productivity ratings on the Cline Family 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)
68	Sable silty clay loam	27.70	69.8%	143.0	155.0
244	Hartsburg silty clay loam	6.20	15.6%	134.0	140.0
43	Ipava silt loam	4.00	10.1%	142.0	160.0
67	Harpster silty clay loam	1.80	4.5%	133.0	135.0
<b>Weighted Averages</b>		<b>39.70</b>	<b>100%</b>	<b>141.0</b>	<b>152.3</b>
Non-tillable		0.30			
<b>Total</b>		<b>40.00</b>			

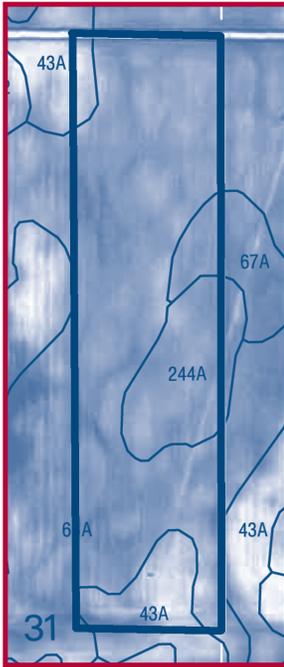


Reprinted with permission of Rockford Map Inc.

## ▲ Location

The Cline Family Farm is located 1/2 mile west of Galesville, Illinois. Access on the north is a township road. Our Heartland Ag Group Ltd. signs mark the property.

## ▲ Soil Map



## ▲ FSA Data

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

Farm No.	1242
Tract No.	1295
Total Acres	40.0
Tillable Acres	39.7
Corn Base Acres	24.6
Direct Payment Corn Yield	144
Counter-cyclical Payment Corn Yield	144
Soybean Base Acres	15.1
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	41

*Note - The Piatt 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 Piatt County Treasurer has provided the following real estate tax information on the Cline 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>
06-31-20-006-002-01	40.00	\$14,135.00	\$1,142.42	\$28.56

## ▲ 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 Cline 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

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

**40.0 acres @ \$12,000 per acre = \$480,000 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:

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President - Heartland Ag Group Ltd.  
1401 Koester Drive, Suite 100  
Forsyth, IL 62535  
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E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



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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*. -