



**Heartland Ag
Group Ltd.**

Farmland For Sale

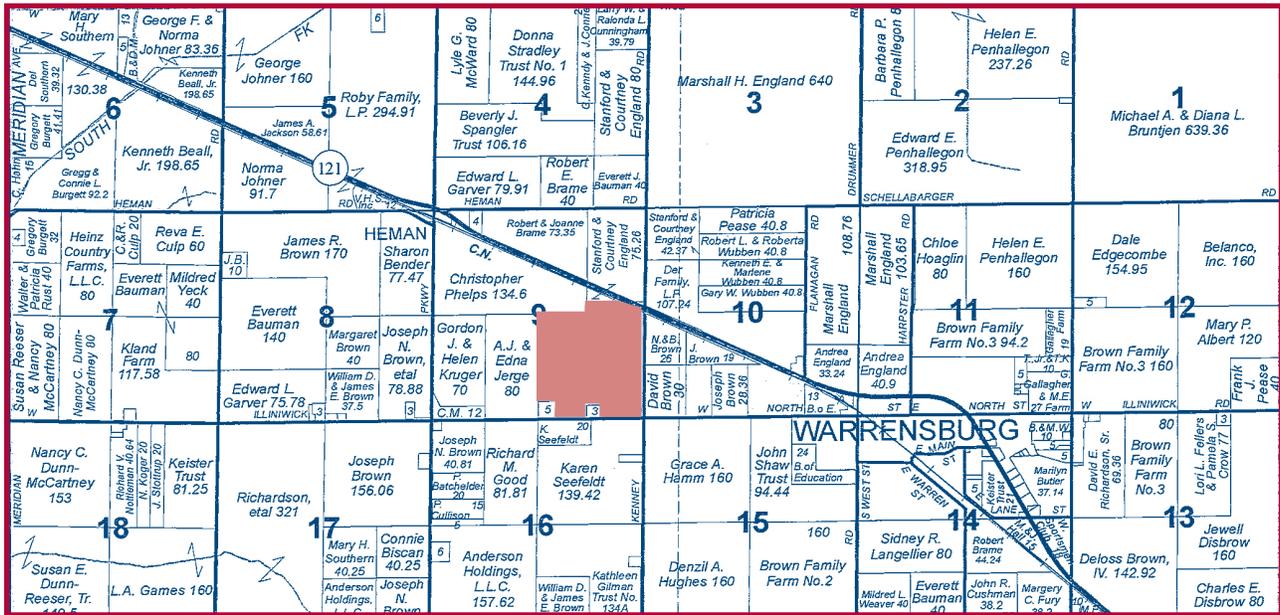


This photograph shows the east half of the farm facing north along County Highway 21.

Dennis Sagez Farm

**160.17 Acres - Prime Farmland
Illini Township
Macon County, Illinois**

The Dennis Sagez Farm is located one mile west of Warrensburg, Illinois on State Route 121. It also has excellent access onto the Kenney Blacktop and West Illiniwick Road. The soils are primarily Drummer, Flanagan and Catlin with an overall productivity index of 141.6. This tract is 99% tillable. Details of 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 Dennis Sagez Farm is located one mile west of Warrensburg, Illinois. (Approximately seven miles northwest of Decatur.) Illiniwick Road and the Kenney Blacktop form the southeast boundaries of the farm. Our 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 of the Dennis Sagez Farmland. A detailed legal description from a title insurance commitment will be available upon request.

▼ **Soil Productivity**

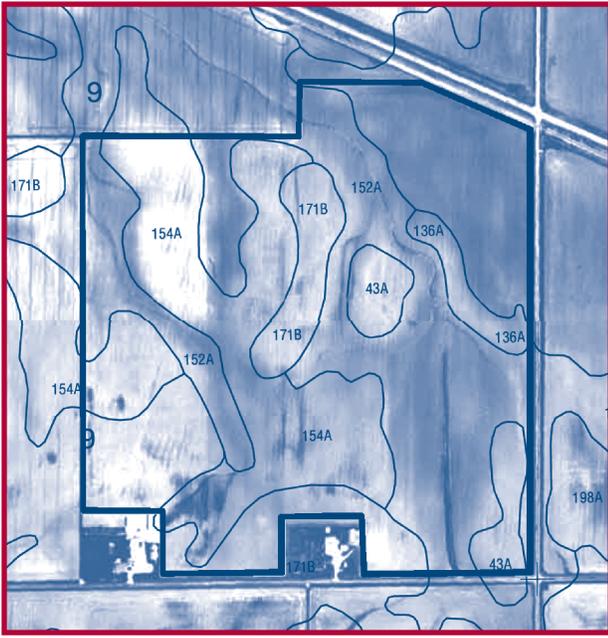
Soil types and productivity ratings on the Dennis Sagez Farm (as published by the University of Illinois, Department of Agronomy in circular 1156) are as follows:

▼ **Farm Operator and Lease**

This farmland is leased for the year 2013 by Colby Schwarze and his sons under the terms of a cash rent lease. Corn and soybeans are the primary crops grown. The seller will negotiate a split of the cash rent payments depending on the sale date. The Schwarze Family does an excellent job of farming and would like to continue their operation.

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
150	Drummer silty clay loam	54.50	34.1%	144.0	150.0
154	Flanagan silt loam	43.70	27.3%	144.0	160.0
171	Catlin silt loam	29.40	18.4%	136.6	143.6
68	Sable silty clay loam	20.20	12.6%	143.0	155.0
43	Ipava silt loam	8.00	5.0%	142.0	160.0
136	Brooklyn silt loam	4.20	2.5%	112.0	105.0
Weighted Averages			100%	141.6	151.6
Non-tillable		.17			
Total		160.17			

▼ Soil Map



▼ FSA Data

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

Farm No.	4807
Total Acres	161.4
Tillable Acres	160.0
Corn Base Acres	80.0
Direct Payment Corn Yield	140
Counter-cyclical Payment Corn Yield	173
Soybean Base Acres	80.0
Direct Payment Soybean Yield	44
Counter-cyclical Payment Soybean Yield	52

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 Dennis Sagez 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>
08-06-09-400-008	1.90	\$445.00	\$34.20	\$18.00
08-06-09-400-009	158.27	\$60,126.00	\$4,650.96	\$29.39
Total	160.17	\$60,571.00	\$4,685.16	\$29.25

▼ 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 Dennis Sagez 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 Dennis Sagez Farmland for sale as follows:

160.17 acres @ \$14,500 per acre = \$2,322,465 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
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E-mail: dale@heartlandaggroup.com
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Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

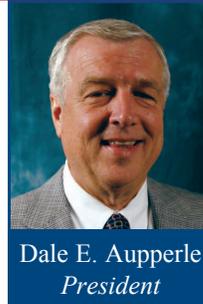
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -