



Heartland Ag
Group Ltd.

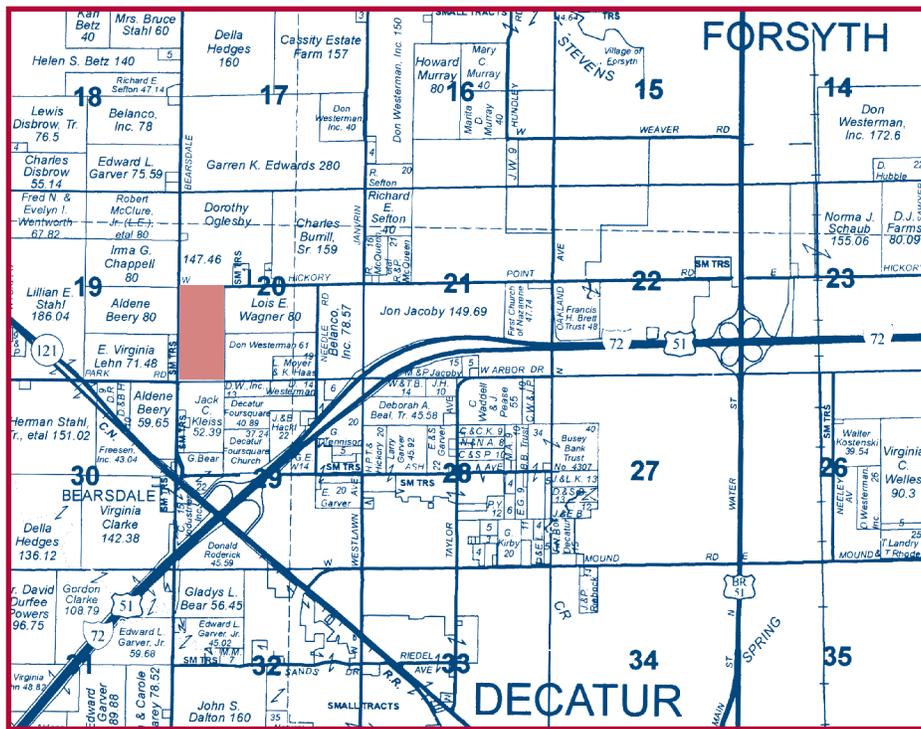
Farmland For Sale



Diana Sando Farm

**80.0 Acres – Prime Farmland
Hickory Point Township
Macon County, Illinois**

This tract of prime farmland is located at the northwest corner of Decatur, Illinois (*one-half mile north of the Interstate 72 / U.S. Route 51 Interchange*). Access to the farm is excellent - - provided by two blacktop roads. The soil productivity index is 141.8 - - soils include a mixture of Ipava, Sable, Drummer and Flanagan. The tract is 95% tillable. 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 Diana Sando farm is located at the northwest corner of Decatur, Illinois. It is one-half mile north of the Interstate 72 / U.S. Route 51 Interchange. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Diana Sando farmland:

The West Half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty (20), Township Seventeen North (T17N), Range Two East (R2E) of the Third Principal Meridian, Hickory Point Township, Macon County, Illinois.

▼ Farm Buildings

This farm is improved with an 18 ft. diameter metal grain storage bin (*located along the west side of the farm*). Access is south of the township road. This bin is used primarily for soybean storage.



▼ Farm Operator and Lease

The Diana Sando farm has been carefully operated by Mike and Pat McClure for a number of years. The primary crops grown in the area are corn and soybeans. The lease for 2014 is open. Mike and Pat McClure are excellent farmers and would appreciate an opportunity to continue their farming operation.

▼ Aerial Photographs



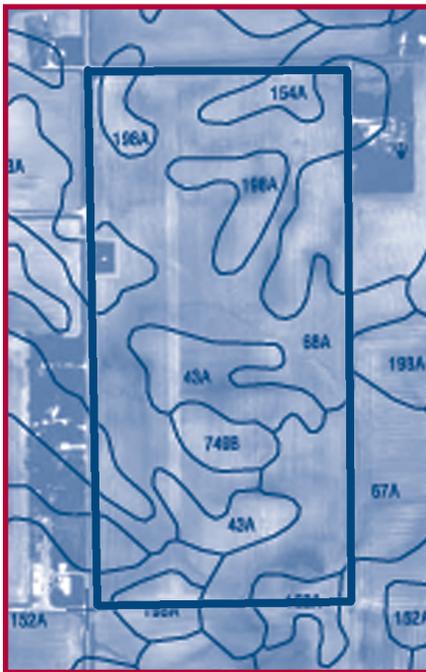
Aerial photographs provided by AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Diana Sando farmland (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)	Index (1156)
68	Sable silty clay loam	34.02	44.8%	143.0
43	Ipava silt loam	13.95	18.4%	142.0
67	Harpster silty clay loam	8.12	10.7%	133.0
154	Flanagan silt loam	6.98	9.2%	144.0
198	Elburn silt loam	6.83	9.0%	143.0
152	Drummer silty clay loam	3.18	4.2%	144.0
749	Buckhart silt loam	2.79	3.7%	140.6
Weighted Averages		75.87	100%	141.8
Non-tillable		4.13		
Total		80.00		153.8

▼ Soil Maps



▼ FSA Data

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

Farm No:	601
Tillable Acres	75.87
Corn Base Acres	37.0
Direct Payment Corn Yield	127
Counter-cyclical Payment Corn Yield	171
Soybean Base Acres	37.0
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	49

Note—The Macon County FSA office has verified this farmland is enrolled in the USDA Government Program. Wetland and highly erodible determinations are not complete.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Diana Sando farmland:

Parcel ID #	Acres	2012	2012 Taxes	Rate
		Assessed Value	Payable in 2013	Per Acre
07-07-20-300-001	19.5	\$8,234.00	\$568.76	\$29.17
07-07-20-300-002	60.5	\$24,143.00	\$1,667.66	\$27.56
Total	80.0	\$32,377.00	\$2,236.42	\$27.96

▼ 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 Diana Sando 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 Diana Sando farmland for sale as follows:

80.0 acres @ \$13,000 per acre = \$1,040,000.00

▼ 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
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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

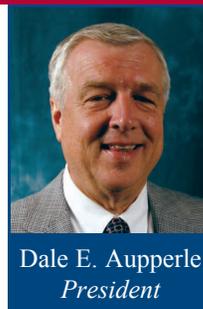
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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
Rural Appraiser



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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -