



Heartland Ag
Group Ltd.

Farmland For Sale

Donna Swartz Trust Farms

Tract #1 - 52.93 Acres

Willow Branch Township - Piatt County

Tract #2 - 53.29 Acres

Cerro Gordo Township - Piatt County

Tract #1 is located 3 miles southwest of Monticello, Illinois. **Tract #2** is located 2 miles north of La Place, Illinois. The soils are highly productive and include Drummer, Flanagan, Elburn, and Catlin. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the properties.

▼ Location

Tract #1 of the Donna Swartz Trust Farms is located 3 miles southwest of Monticello and Tract #2 is located 2 miles north of La Place. Public access to the properties is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Donna Swartz Trust farmland:

Tract #1 - Parcel ID #: 08-34-18-005-005-003 (52.93 acres)

The West One-third (W 1/3) of the Southeast Quarter (SE 1/4) of Section 34, Township 18 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois (containing 52.93 acres more or less).

Tract #2 - Parcel ID #: 03-14-16-004-003-03 (53.29 acres)

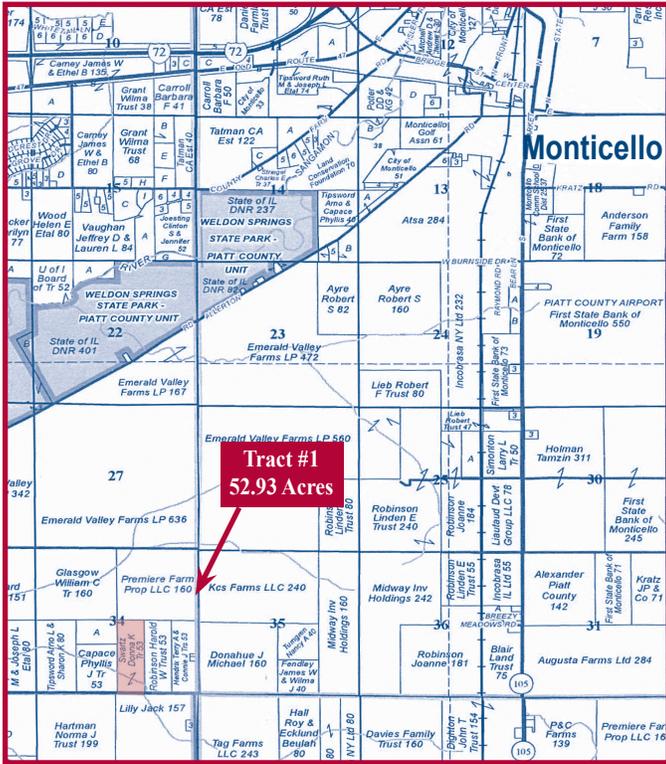
The East One-third (E 1/3) of the Southwest Quarter (SW 1/4) of Section 14, Township 16 North, Range 4 East of the Third Principal Meridian, Piatt County, Illinois (containing 53.29 acres more or less).

▼ FSA Data

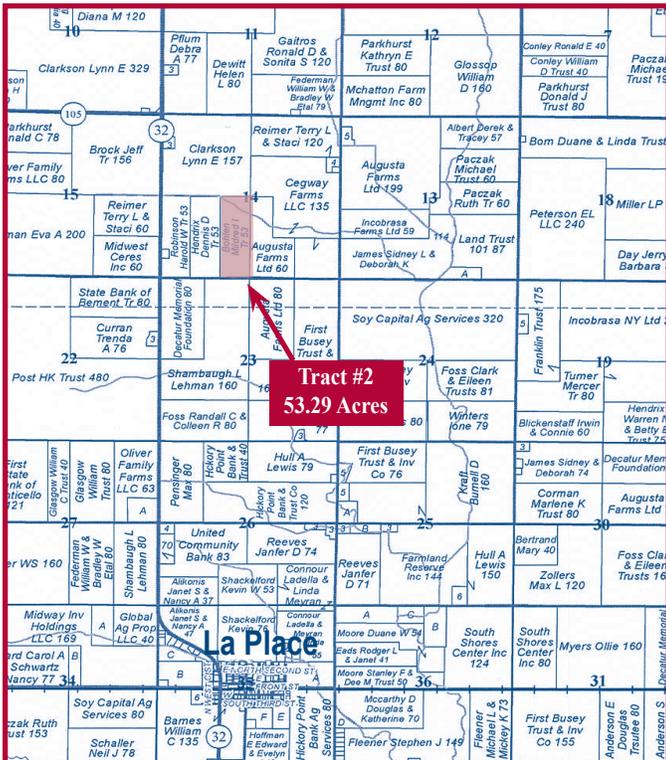
The following information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois.

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	1370	349
Tract No:	4228	4233
Tillable Acres	52.71	52.75
Corn Base Acres	26.40	26.10
PLC Corn Yield	160	170
Soybean Base Acres	26.30	26.20
PLC Soybean Yield	46	52

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



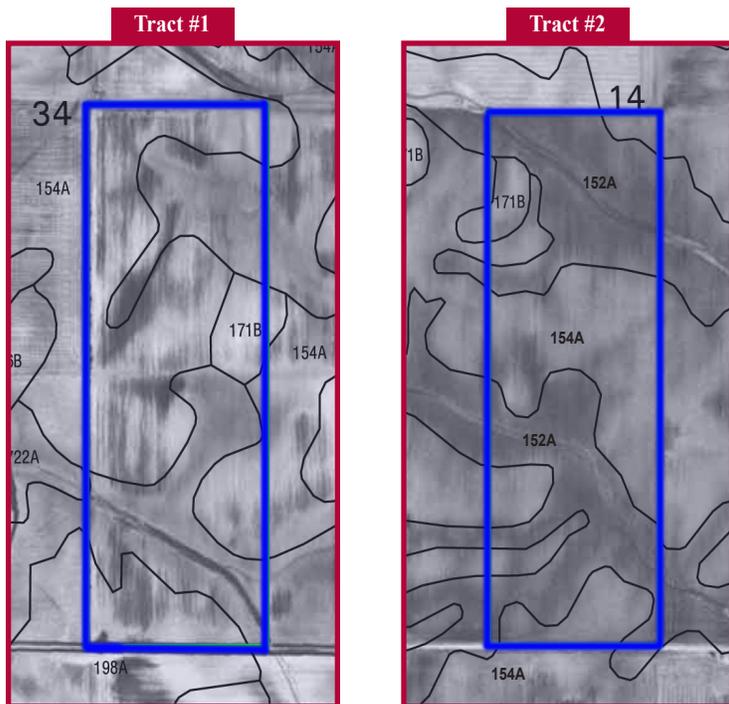
▼ Aerial Photographs



▼ Farm Operator and Lease

The Donna Swartz Trust Farms are being operated by Randy and Lisa Howland for the 2020 growing season under the terms of a cash rent lease. Corn and soybeans are the primary crops grown in the area. The Howlands do an excellent job of farming and would like to continue their farming operation for the purchaser.

▼ Soil Maps



▼ Soil Productivity

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

Tract #1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
154	Flanagan silt loam	25.51	48.4%	144.0	160.0
152	Drummer silty clay loam	19.69	37.4%	144.0	150.0
198	Elburn silt loam	5.06	9.6%	143.0	155.0
171	Catlin silt loam	2.45	4.6%	136.6	143.6
Weighted Averages		52.71	100%	143.6	155.0
Non-tillable		0.22			
Total		52.93			

Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	26.93	51.1%	144.0	150.0
154	Flanagan silt loam	24.28	46.0%	144.0	160.0
171	Catlin silt loam	1.54	2.9%	136.6	143.6
Weighted Averages		52.75	100%	143.8	154.4
Non-tillable		0.54			
Total		53.29			

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Donna Swartz Trust farmland:

Tract #1

Parcel ID #	Acres	2019 Assessed Value	2019 Taxes Payable in 2020	Rate Per Acre
08-34-18-005-005-03	52.93	\$35,815	\$2,554.58	\$48.26

Tract #2

Parcel ID #	Acres	2019 Assessed Value	2019 Taxes Payable in 2020	Rate Per Acre
03-14-16-004-003-03	53.29	\$36,398	\$2,806.28	\$52.66

▼ 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 Donna Swartz Trust 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 Donna Swartz Trust farmland for sale as follows:

Tract #1 - 52.93 acres @ \$10,950 per acre = \$579,584 in total
Tract #2 - 53.29 acres @ \$10,950 per acre = \$583,525 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
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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



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