



Heartland Ag
Group Ltd.

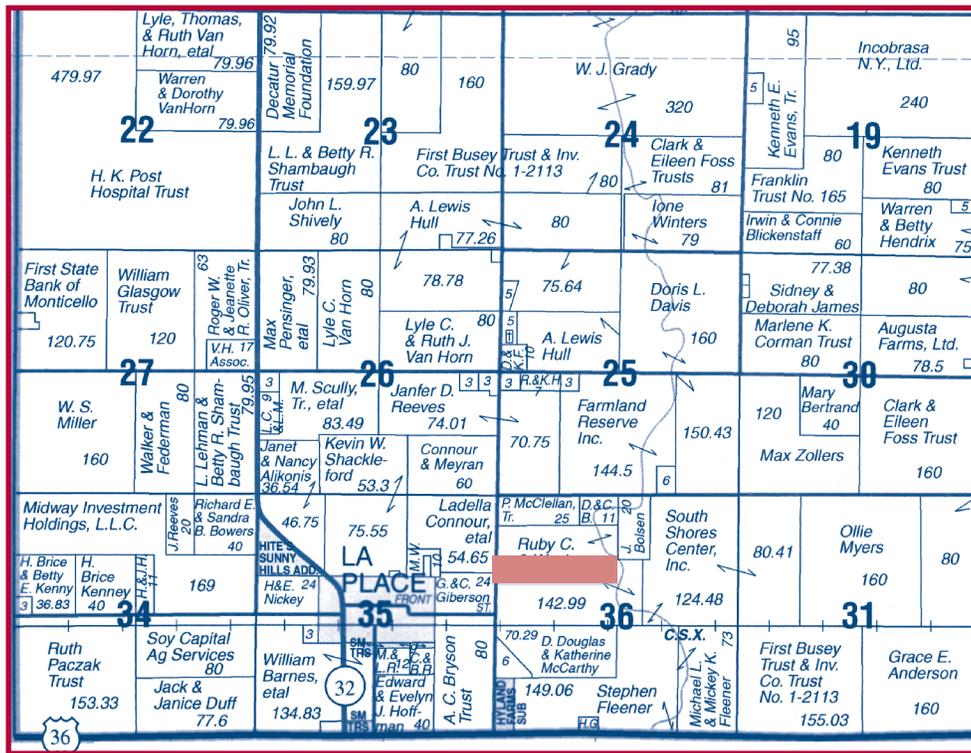
Farmland For Sale

Duane Moore Farm

28.55 Acres – Prime Farmland

**Cerro Gordo Township
Piatt County, Illinois**

The Duane Moore Farm is located $\frac{1}{2}$ mile directly east of LaPlace, Illinois. Access is provided by a township road which forms the west boundary. This farm is $\frac{3}{4}$ mile north of U.S. Route 36. The soils include Drummer, Flanagan, and Dana soil types. This farm is 100% tillable with a productivity index of 137.5. 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 Duane Moore Farm is located directly east of LaPlace, Illinois. Access is provided by a township road which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



Aerial photographs provided by AgriData, Inc.

▼ Legal Description

Here is a brief legal description for the Duane Moore Farmland:

Parcel ID Number: 03-36-16-004-004-00

That part of the Northwest ¼, of Section 36, Township 16 North, Range 4 East of the Third Principal Meridian, Piatt County, Illinois described as follows: commencing at a stone marking the Southwest corner of the Northwest ¼, of said Section 36; thence N.0°08'39"W.-689.31 feet along the West line of the Northwest ¼, of said Section 36 to an existing railroad spike for the point of beginning; thence continuing N.0°08'39"W.-512.00 feet along said West line to an iron pin set; thence S.89°59'51"E.-2437.88 feet to an iron pin set; thence S.3°11'57"W.388.50 feet to an iron pin set; thence S.19°15'25"E.-131.46 feet to an iron pin set; thence N.89°59'51"W.-2458.27 feet to the point of beginning, containing 28.55 acres, more or less.

▼ Farm Operator and Lease

The Duane Moore Farm is currently operated by Mike Myers under the terms of a flexible cash rent lease for year 2014. The primary crops grown in the area are corn and soybeans. Mike would like an opportunity to continue farming the land.

▼ Soil Productivity

Soil types and productivity ratings on the Duane Moore Farmland (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)
154	Flanagan silt loam	14.87	52.1%	144.0	160.0
722	Drummer-Milford silty clay loam	7.83	27.4%	137.0	150.0
56	Dana silt loam	3.72	13.0%	112.7	121.8
107	Sawmill silty clay loam	1.97	6.9%	139.0	140.0
622	Wyanet silt loam	0.16	0.6%	111.6	117.5
Weighted Averages		28.55	100%	137.5	150.7
Non-tillable		0.00			
Total		28.55			

▼ Soil Maps



▼ FSA Data

The following information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois (*this will be a split from the current farming operation*):

Farm No:	4843
Tillable Acres	69.2
Corn Base Acres	33.4
Direct Payment Corn Yield	97
Counter-cyclical Payment Corn Yield	134
Soybean Base Acres	35.8
Direct Payment Soybean Yield	35
Counter-cyclical Payment Soybean Yield	42

Note – The Piatt County FSA office has verified this farmland is enrolled in the USDA Government Program for 2014. There are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Duane Moore Farmland (*this acreage will be split from the following*):

<u>Parcel ID #</u>	<u>Acres</u>	<u>2012 Assessed Value</u>	<u>2012 Taxes Payable in 2013</u>	<u>Rate Per Acre</u>
03-36-16-004-004-00	93.83	\$27,294	\$4,002.58	\$42.66

▼ 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 Duane Moore 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 Duane Moore Farmland for sale as follows:

28.55 acres @ \$11,500 per acre = \$328,325.00 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
Fax: (217) 876-7724
E-mail: dale@heartlandaggroup.com
Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
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*. -