



Heartland Ag
Group Ltd.

Farmland For Sale

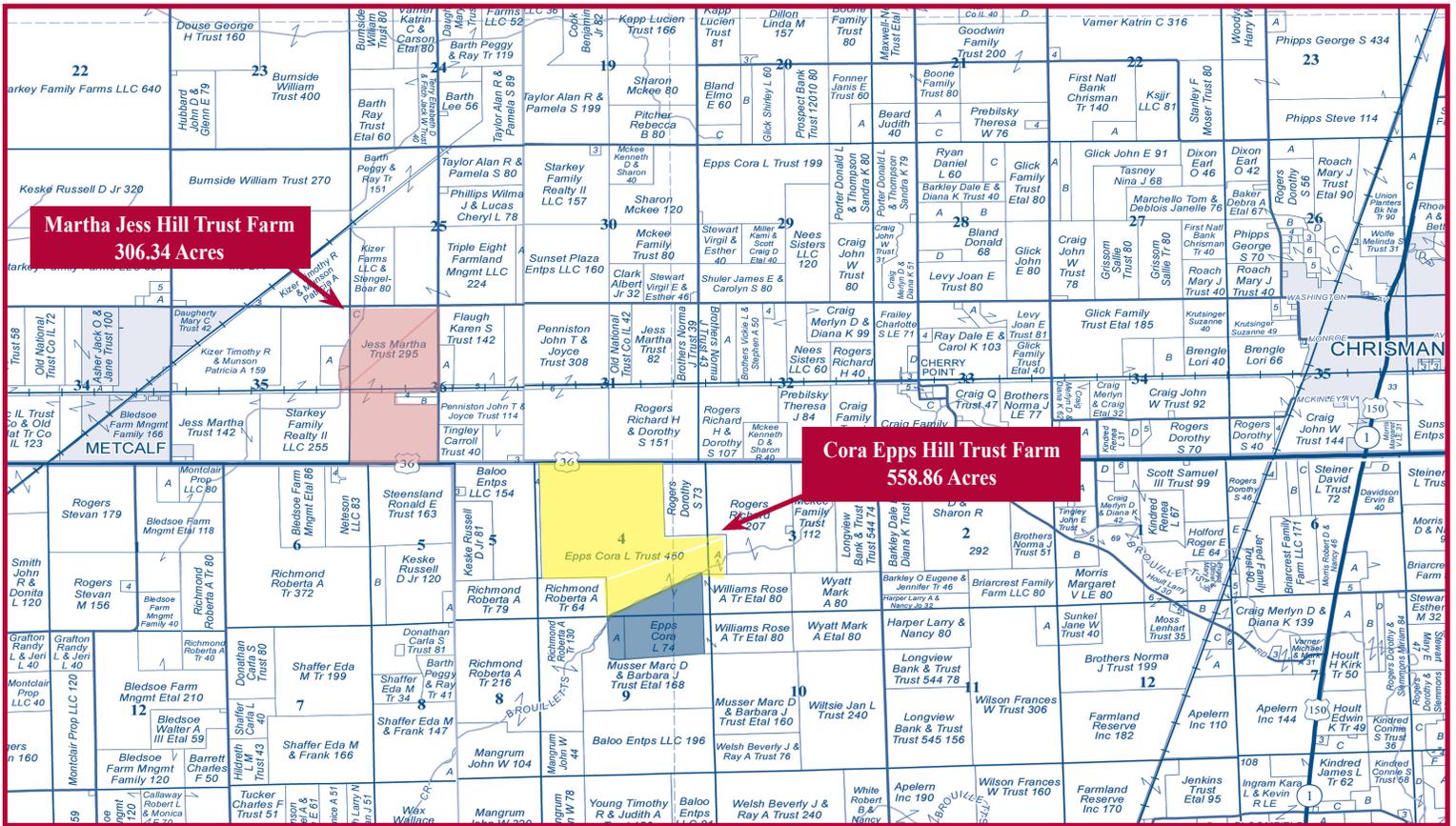


Martha Jess-Hill Trust Farm Cora Epps-Hill Trust Farm

865.20 Acres - Prime Farmland

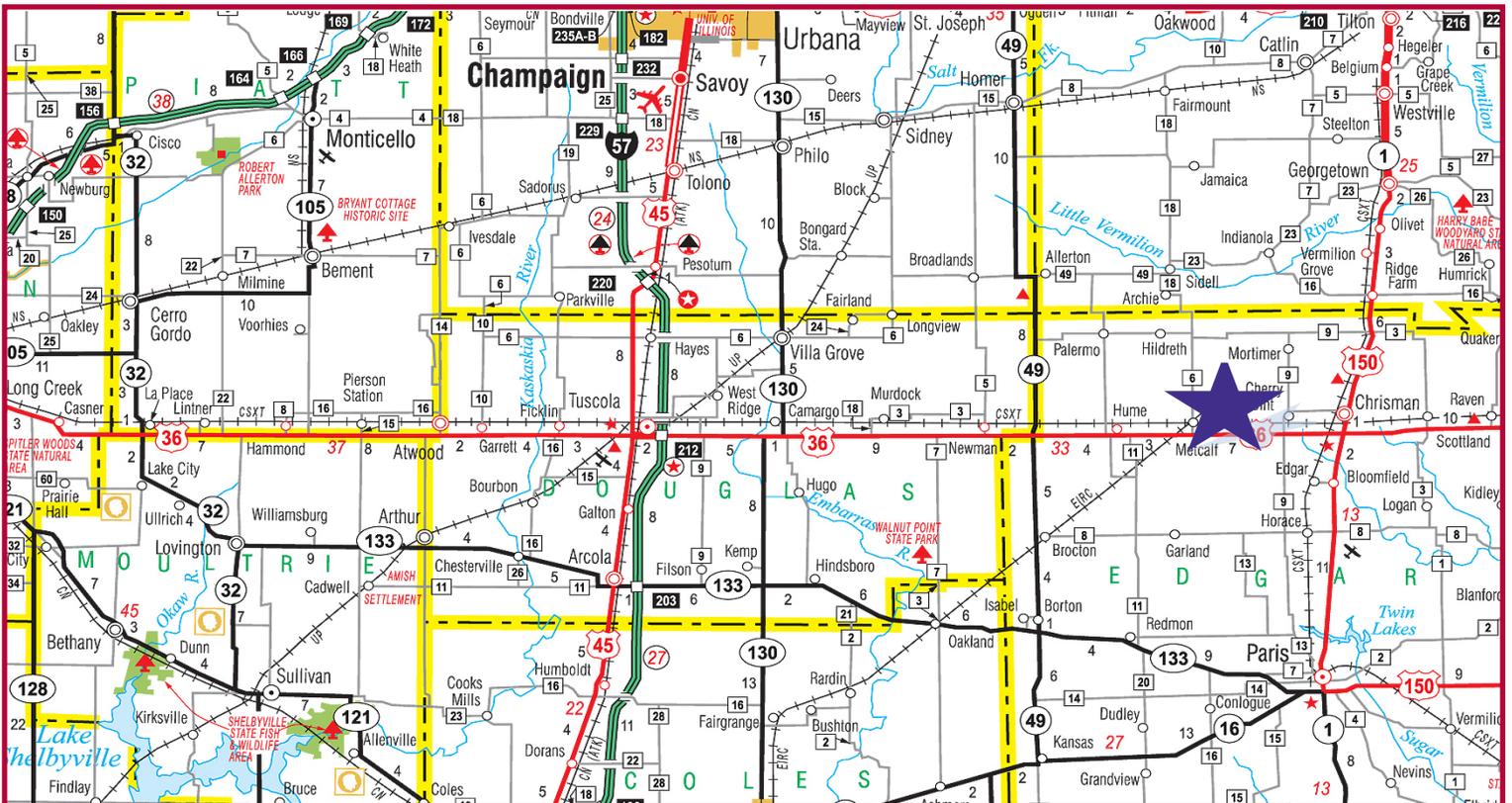
**Young America and Edgar Townships
Edgar County, Illinois**

The Epps-Hill and Jess-Hill Trusts are offering a remarkable 865.20 acre block of land for sale along U.S. Route 36 between Chrisman and Metcalf, Illinois. This is a unique opportunity to purchase prime Illinois farmland in Edgar County, Illinois. It is an excellent investment opportunity. Details are in our brochure.

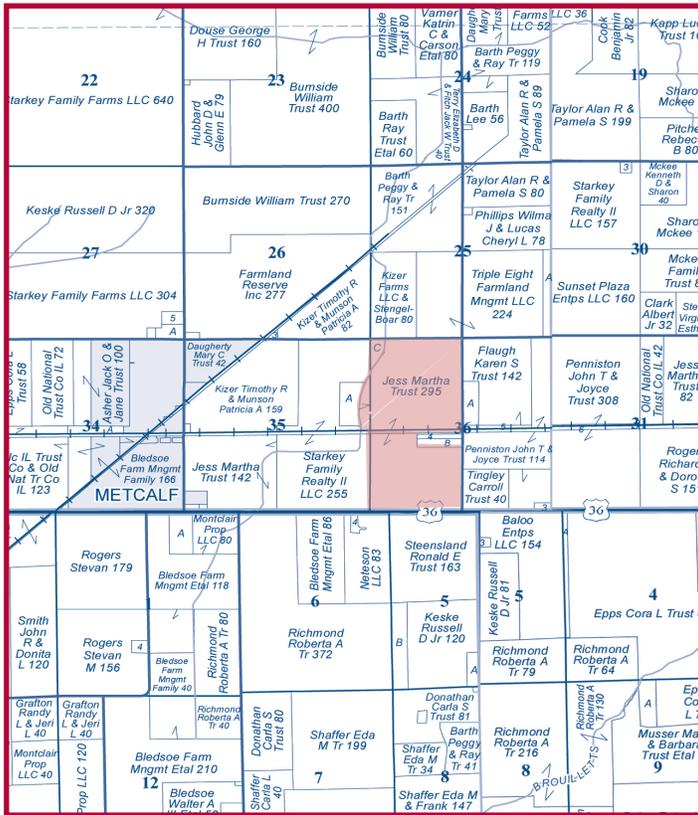


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The Epps-Hill and Jess-Hill Trust farmland is located in East Central Illinois (along U.S. Route 36) midway between the towns of Chrisman and Metcalf, Illinois. It is approximately 10 miles from the Illinois/Indiana state line. These tracts are situated in Young America and Edgar Townships where you will find some of the most prime soils in Illinois. This 865.20 acre offering is unique as it is all within a 1 mile radius of the two tracts. The Epps-Hill and Jess-Hill Trust farms are highly visible from U.S. Route 36 and the township roads which form their boundaries.

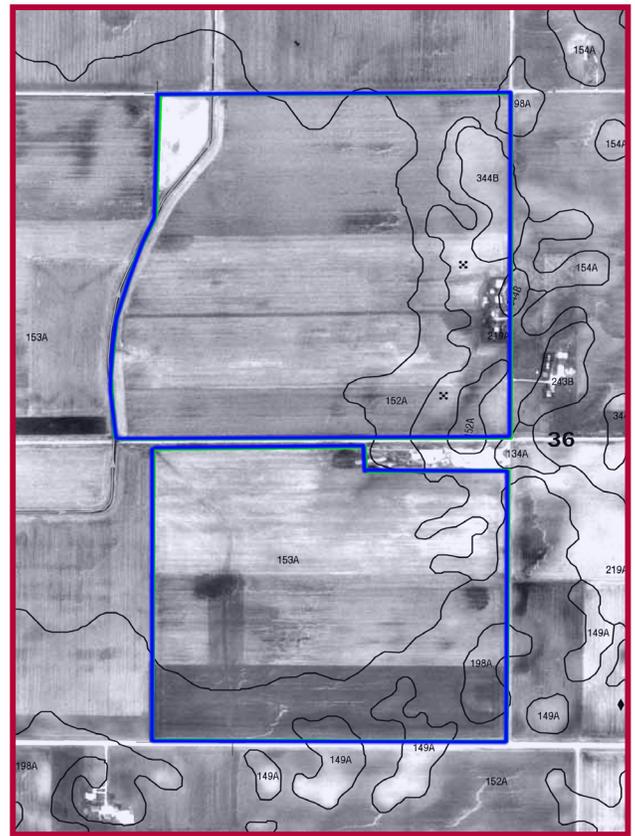


Martha Jess-Hill Trust Farm



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▼ Soil Map



▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the 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)
153	Pella silty clay loam	207.50	67.9%	136.0	140.0
152	Drummer silty clay loam	60.80	19.9%	144.0	150.0
219	Millbrook silt loam	22.30	7.3%	129.0	140.0
344	Harvard silt loam	6.00	2.0%	123.8	128.7
198	Elburn silt loam	4.70	1.5%	143.0	155.0
149	Brenton silt loam	4.17	1.4%	141.0	150.0
Weighted Averages		305.47	100%	137.0	142.1
Non-tillable		0.87			
Total		306.34			

▼ FSA Data

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

Farm No.	7534
Tract No.	11285
Farmland Acres	308.95
Cropland Acres	305.47
Corn Base Acres	152.40
PLC Corn Yield	179
Soybean Base Acres	152.40
PLC Soybean Yield	58

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

▼ Farm Operator and Lease

The Martha Jess-Hill Trust farmland is being operated for the 2022 growing season by Randy and Mike Grafton. Corn and soybeans are the primary crops grown on this farmland and in the general area. The Graftons do an excellent job farming and would like to continue their farming operation for the purchaser.

The lease is a flexible cash rent lease that has a base rent and a bonus rent component. The second installment of the base rent would (*due November 1st*) is negotiable based on the closing date of this transaction. The bonus rent is calculated using the actual yields and the average corn and soybean prices for the year. A copy of that lease will be made available upon request.

▼ Tax Information

The Edgar County Treasurer has provided the following real estate tax information on the Martha Jess-Hill Trust farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
15-02-36-100-002	153.33	\$73,020	\$5,366.24	\$35.00
15-02-36-300-007	141.93	\$71,500	\$5,234.44	\$36.88
15-02-35-200-008	8.64	\$3,540	\$259.24	\$30.00
15-02-35-400-004	0.89	\$370	\$27.02	\$30.36
Total	304.79	\$148,430	\$10,886.94	\$35.72

▼ Legal Description

The Martha Jess-Hill Trust farmland is located in Sections 35 and 36 of Young America Township, Edgar County, Illinois. The landowners have obtained a preliminary title insurance commitment from Central Illinois Title Company in Decatur, Illinois. For updated title work and a legal description of this property - please ask Heartland Ag Group Ltd. We will send you a copy.

▼ Boundary Survey

Cox Land Surveying of Mt. Zion, Illinois has completed a boundary survey of this farmland showing a total of 306.34 acres. That survey will be made available upon request.

▼ Grain Bin

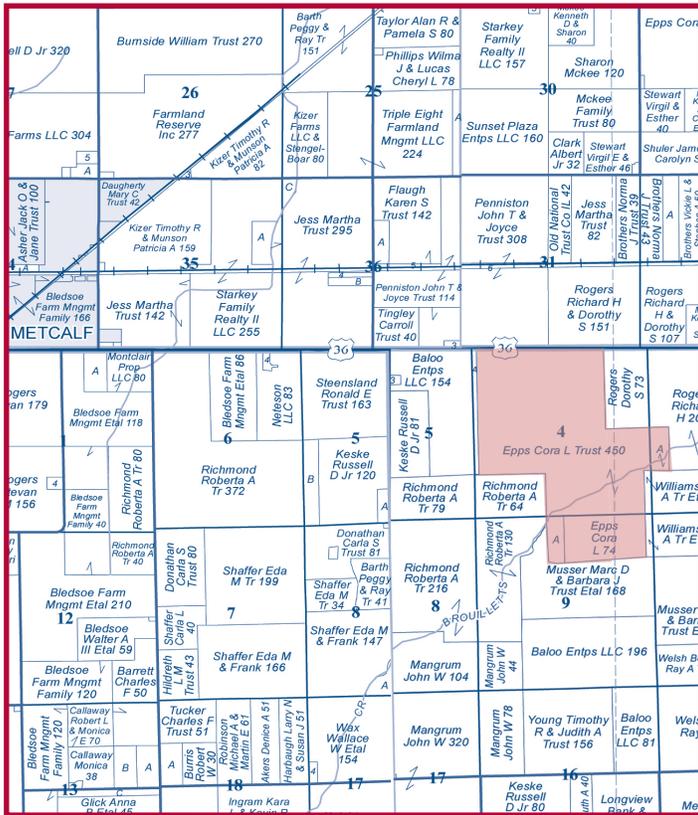
This farm is improved with a 30-foot in diameter grain drying and storage bin which has a capacity of 21,000 bushels. The grain bin is used by the Graftons to store corn. It is being sold in an as-is condition.



▼ Drainage Improvements

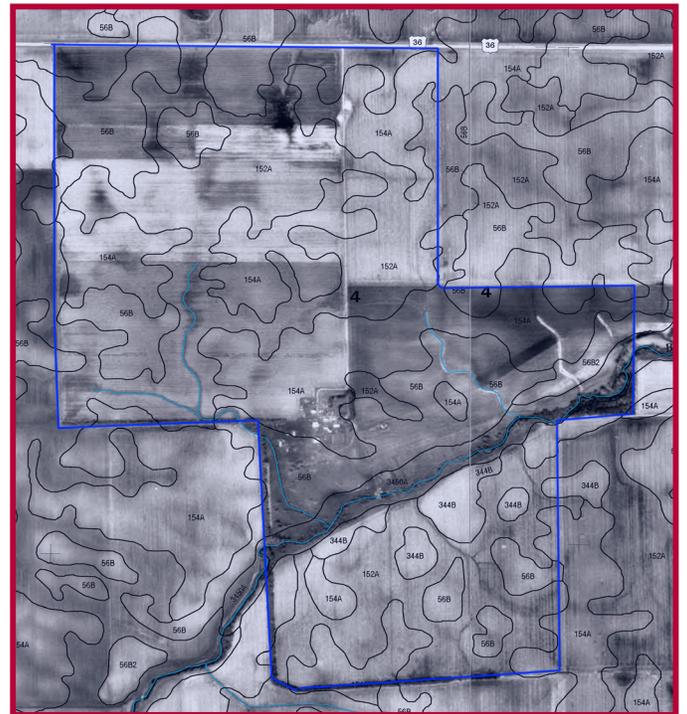
In 2017, the Jess-Hill Trust worked cooperatively with the neighbors to install 1,235 feet of a 24-inch main tile outlet. That was supplemented with 15,880 feet of 4-inch tile, and 2,158 feet of 6-inch and 8-inch tile for a partial pattern tile system north of the railroad tracks. The cost of that project was \$24,361.50.

Cora Epps-Hill Trust Farm

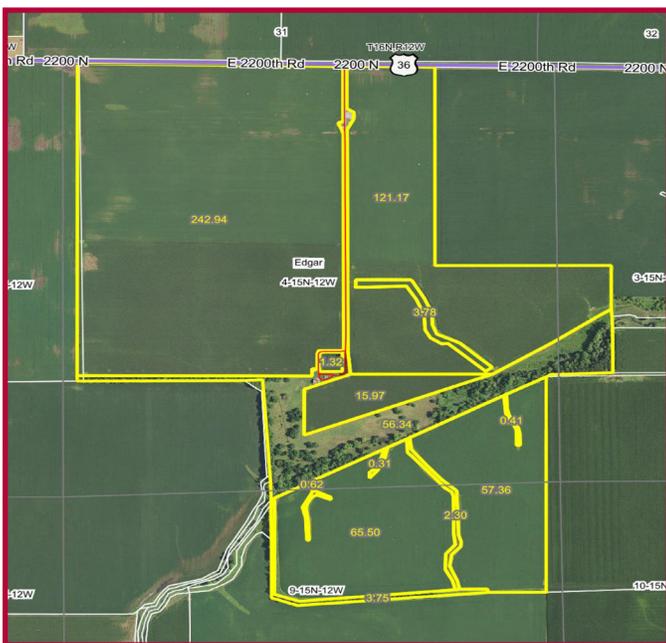


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▼ Soil Map



▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the 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)
15	Drummer silty clay loam	217.98	42.8%	144.0	150.0
154	Flanagan silt loam	154.43	30.3%	144.0	160.0
56	Dana silt loam	105.91	20.8%	129.7	138.6
344	Harvard silt loam	20.08	3.9%	123.8	128.7
56	Dana silt loam	9.51	1.9%	124.5	134.4
450	Brouillett silt loam	1.16	0.2%	133.0	135.0
Weighted Averages		509.07	100%	139.8	149.5
Non-tillable		49.79			
Total		558.86			

▼ FSA Data

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

Farm No:	7541	4705
Tract No:	10137	10136
Tillable Acres	382.01	127.06
Corn Base Acres	190.00	63.30
PLC Corn Yield	183	163
Soybean Base Acres	189.80	59.60
PLC Soybean Yield	54	49

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

▼ Farm Operators and Leases

The Cora Epps-Hill Trust farmland is split between two farm operators for the 2022 growing season. Randy and Mike Grafton farm 382.08 tillable acres north of Brouilletts Creek. Fred Barrett farms 127.06 acres south of the creek.

Corn and soybeans are the primary crops grown on this farmland and in the general area. The Graftons and Fred Barrett do an excellent job of farming and would like to continue their farming operation for a buyer.

The farm leases are a flexible cash rent arrangement that has a base rent and a bonus rent component. The second installment of the base rent (*due November 1st*) is negotiable based on the closing date of this transaction. The bonus rent is calculated using the actual farm yields and the average corn and soybean prices at the local elevator for the year. A copy of these leases will be available upon request.

▼ Tax Information

The Edgar County Treasurer has provided the following real estate tax information on the Cora Epps-Hill Trust farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
03-08-03-300-001	17.56	\$5,140	\$343.32	\$19.55
03-08-04-100-002	141.56	\$87,800	\$5,864.30	\$41.42
03-08-04-200-001	73.53	\$52,420	\$3,501.22	\$47.62
03-08-04-300-002	86.10	\$49,210	\$3,286.82	\$38.17
03-08-04-400-001	148.90	\$72,680	\$4,854.42	\$32.60
03-08-09-100-002	16.96	\$8,070	\$539.02	\$31.78
03-08-09-200-001	74.25	\$47,020	\$3,140.54	\$74.25
Total	558.86	\$322,340	\$21,529.96	\$38.52

▼ Legal Description

The Cora Epps-Hill Trust farmland is located in Sections 3, 4, and 9 of Edgar Township, Edgar County, Illinois. The landowners have obtained a preliminary title insurance commitment from Central Illinois Title Company in Decatur, Illinois. For updated title work and a legal description of this property - - please ask Heartland Ag Group Ltd. We will send you a copy.

▼ Buildings

A livestock barn, a small storage shed and an 18,000 bushel metal grain bin are located on the tract of land south of Brouilletts Creek. Mike and Randy Grafton use the grain storage bin for the corn and soybean crops. The barn goes with the pasture lease with Mark and Holly Winans who pay \$500 per year pasture rent.



▼ Drainage Improvements

In 2003 the Epps Trust installed a pattern tiling system on the west 70 acres of the farm that included approximately 40,000 feet of tile and enhanced the drainage immensely. From 2011 through 2013 a main tile outlet was established on the north side of the farm and a tile system was installed between U.S. Route 36 and the natural gas pipeline. It contains about 24,000 feet of tile.



▼ Wind Farm Contract

Both the Martha Jess-Hill Trust and the Cora Epps-Hill Trust have been presented with a proposed wind energy lease. The project is named Illinois-Salt Springs. This is being proposed by Enel North America who is a known wind energy developer.

This proposed agreement is available for review upon request. When completed - - the wind energy contract would provide a substantial revenue stream for the new landowner. It is a 40-year arrangement and the current sellers are open to input from a prospective buyer. Please call us for details.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign separate written contracts to purchase the Martha Jess-Hill Trust and Cora Epps-Hill Trust farmland. These are two separate entities. 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 at closing in approximately 30 days.

The Martha Jess-Hill Trust and Cora Epps-Hill Trust are represented by attorney Darrell Woolums. Here is his contact information.

Mr. Darrell Woolums
Samuels, Miller, Schroeder, Jackson & Sly
225 N. Water St., Ste. 301
Decatur, IL 62523
Phone: (217) 429-4325

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers in this transaction.

▼ Title Insurance

The seller has obtained a preliminary commitment for title insurance from Central Illinois Title Company in Decatur. A copy of that preliminary commitment is available upon request. The landowner will provide a title insurance policy in the amount of the purchase price for each tract of land purchased.

▼ 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 865.20 acres as a unit. It will be made up of the following individual tracts and offering prices:

Martha Jess-Hill Trust
306.34 acres @ \$17,750 per acre
\$5,437,535 in total

Cora Epps-Hill Trust
558.86 acres @ \$16,400 per acre
\$9,165,304 in total

Total Offering:
865.20 acres @ \$16,878 per acre
\$14,602,839 in total

▼ Real Estate Broker

Heartland Ag Group Ltd. is pleased to offer these properties for sale to you. You may contact us as follows:

Dale E. Aupperle, AFM, ARA
Designated Managing Broker
President - Heartland Ag Group Ltd.
1401 Koester Drive
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
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*. -