



Heartland Ag
Group Ltd.

Farmland For Sale



This photograph is taken facing east along the road which forms the south boundary of the farm.

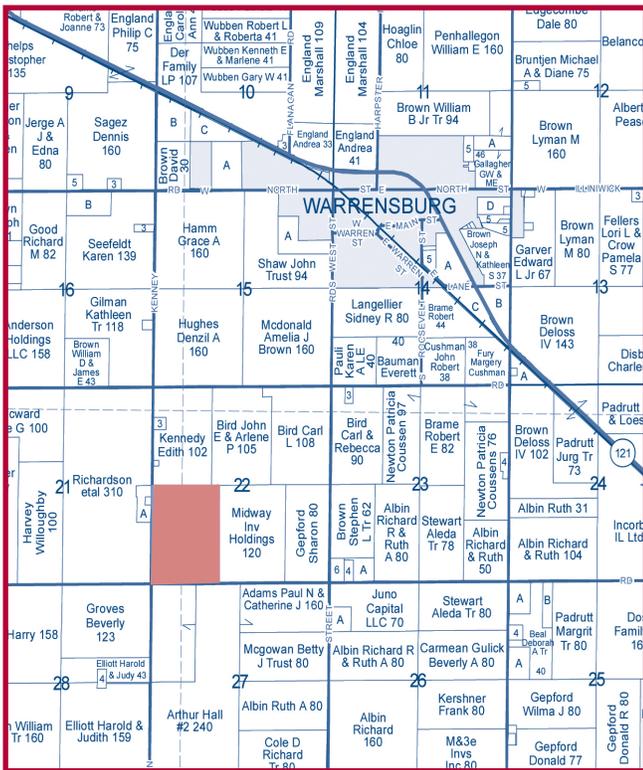
Eugene Marshall Family Farm

117.02 Acres – Prime Farmland

Illini Township

Macon County, Illinois

The Eugene Marshall Family Farmland is located two miles southwest of Warrensburg, Illinois. Access is provided by county and township roads which form the west and south boundaries. The soils include Catlin, Drummer, Flanagan and Wyanet with a productivity index of 135.3. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

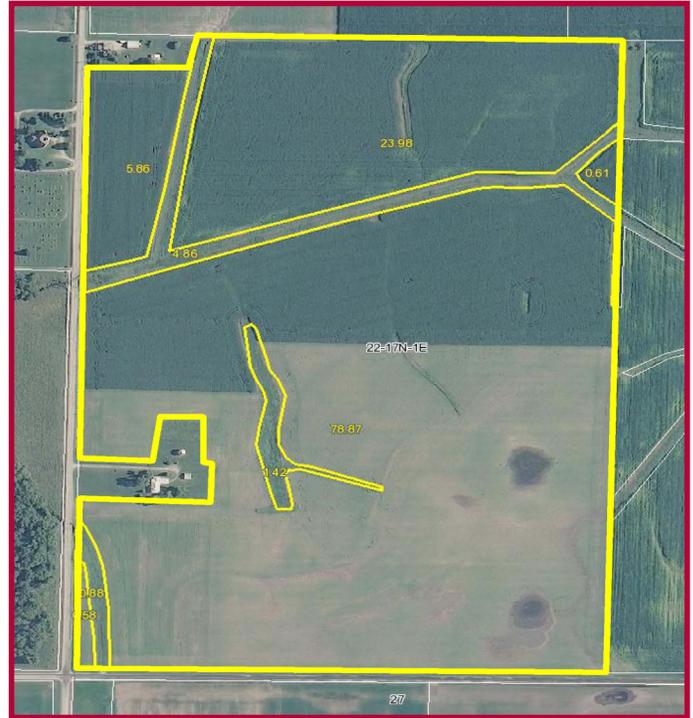


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▼ Farm Operator and Lease

The Eugene Marshall Family farm is being operated under a crop share lease for year 2014 by Brian Gilman. Brian does an excellent job and would like to continue his farming operation for the new owners. The primary crops grown in the area are corn and soybeans. Possession for 2015 farming operations will be granted after harvest is completed.

▼ Aerial Photograph



Aerial photographs provided by AgriData, Inc.

▼ Location

The Eugene Marshall Family farm is located two miles southwest of Warrensburg, Illinois. Access is provided by county and township roads which form the west and south boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Eugene Marshall Family farmland:

Parcel ID No: 08-06-22-300-003 (117.02 acres)

The West ½ of the Southwest ¼ of Section 22 and the West ½ of the East ½ of the Southwest ¼ of Section 22, Township 17 North, Range 1 East of the Third P.M., except the following described tracts:

A. Commencing at the Northwest Corner of the South ½ of Section 22, thence East on the half section line 27 rods, thence South 6 rods, thence West 27 rods to the public road, thence North on the East line of the public road 6 rods to point of beginning, said exception containing 1 acre plus 2 rods more or less.

B. The West 552 feet of the North 126 feet of the South 864 feet of the Southwest Quarter (SW ¼) of said Section 22.

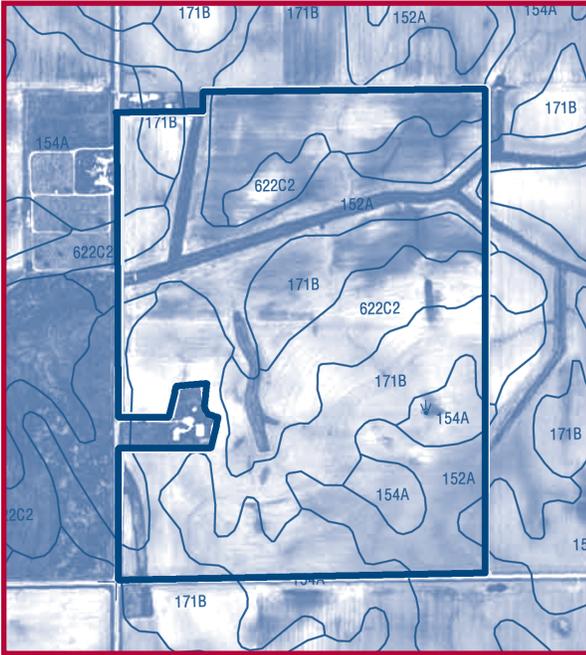
Subject to easements and reservation of record, including conveyances for public right of ways.

▼ Soil Productivity

Soil types and productivity ratings on the Eugene Marshall Family 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)
171	Catlin silt loam	47.70	43.4%	136.6	143.6
152	Drummer silty clay loam	22.40	20.4%	144.0	150.0
154	Flanagan silt loam	21.00	19.1%	144.0	160.0
622	Wyanet silt loam	18.80	17.1%	111.6	117.5
Weighted Averages		109.90	100%	135.3	143.6
Non-tillable		<u>7.12</u>			
Total		117.02			

▼ Soil Map



▼ FSA Data

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

Farm No:	5543
Tillable Acres	117.06
Corn Base Acres	56.1
Direct Payment Corn Yield	127
Counter-cyclical Payment Corn Yield	163
Soybean Base Acres	56.2
Direct Payment Soybean Yield	38
Counter-cyclical Payment Soybean Yield	46

Note - The Macon County FSA office has verified there are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Eugene Marshall Family farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
08-06-22-300-003	117.02	\$38,068	\$2,939.44	\$25.12

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Eugene Marshall Family 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.

The Eugene Marshall Family is represented by Attorney Thomas M. Shade whose contact information is as follows:

Thomas M. Shade
Attorney At Law
132 South Water Street, Suite 515
Decatur, IL 62523
Phone: (217) 428-0905
Fax: (217) 428-9742

▼ 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 Eugene Marshall Family farmland for sale as follows:

117.02 acres @ \$10,250 per acre = \$1,199,455 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

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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

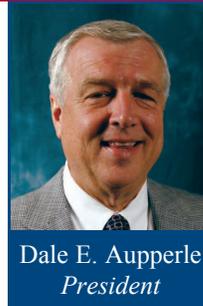
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -