



Heartland Ag  
Group Ltd.



# Farm/Development Land Auction

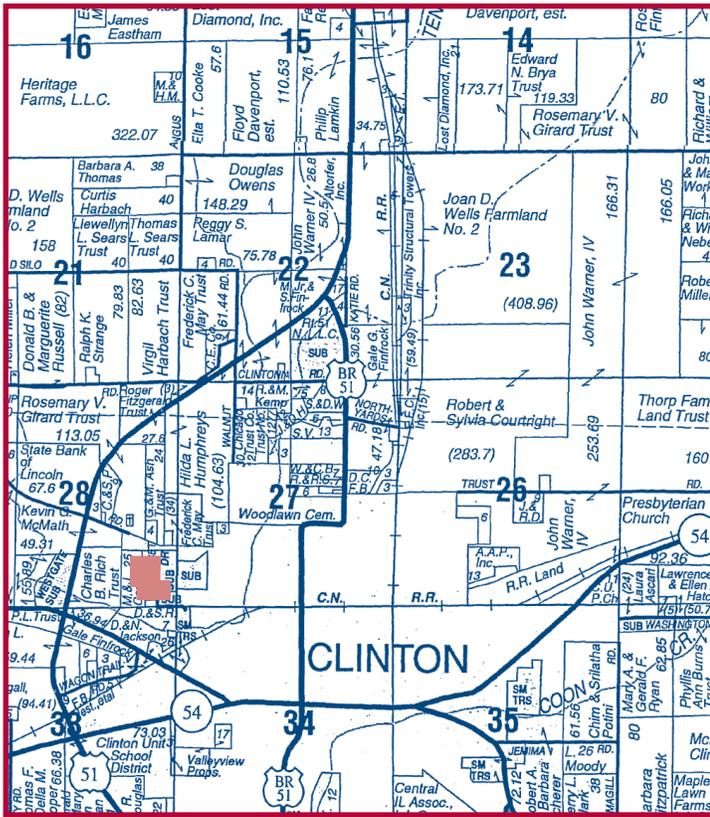
**Tuesday - March 5th - 11 AM**

**30.77 Acres  
Farm/Development Land**

**Clintonia Township  
DeWitt County, Illinois**

This tract of farm/development land is located close in to the northwest corner of Clinton - - just a 1/2 mile east of Route 51 on Sunset Road. The soils include Buckhart, Lawson, Russell and Catlin with a productivity index of 129.5. Our auction signs mark the property. *Don't miss this investment opportunity.*

**Auction Location:** This auction will be conducted at the Martin Auction Center, Clinton, Illinois.

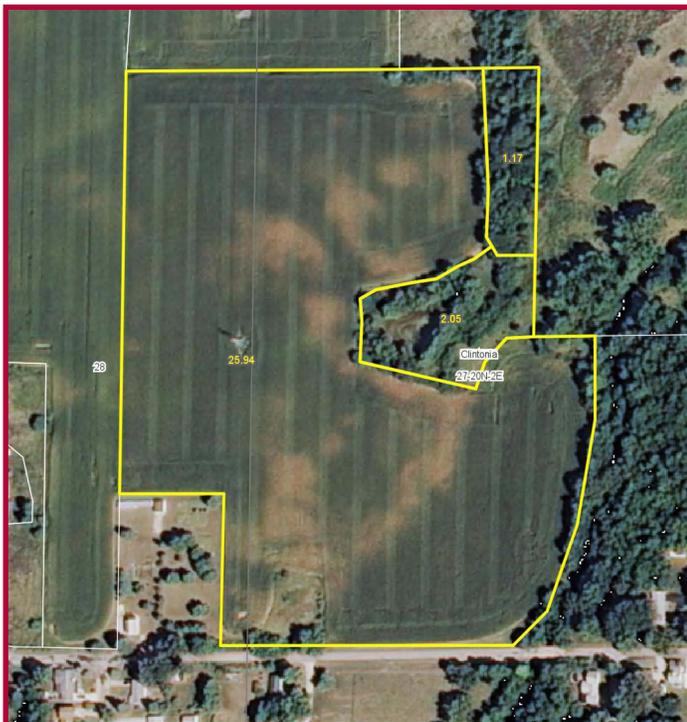


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## ▼ Location

This tract of farm/development land is located close in to the northwest corner of Clinton - - just a 1/2 mile east of Route 51 on Sunset Road. Our auction signs mark the properties.

## ▼ Aerial Photograph



## ▼ Zoning

This tract of land is DeWitt County zoning RD-2. It allows for rural residential development!

## ▼ Legal Descriptions

Here is the legal descriptions of this property:

**Parcel ID Number: 07-28-426-002 (30.77 Acres)**

That part of the Northwest ¼ of the Southwest ¼ of Section 27; and part of the East ½ of the East ½, of the Northeast ¼, of the Southeast ¼, of Section 28; all in Township 20 North, Range 2 East of the Third Principal Meridian, DeWitt County, Illinois, described as follows: Beginning at an existing iron pin marking the Southwest corner of the Northwest ¼ of the Southwest ¼, of said Section 27; thence S. 86°58'36" W. -92.82 feet to an existing iron pin; thence N. 0°42'20" W. -362.87 feet to an existing iron pin; thence S. 86°52'47" W. -241.60 feet to an existing iron pin; thence N. 0°39'19" W. -983.94 feet to a stone marking the Northwest corner of the East ½, of the East ½, of the Northeast ¼, of the Southeast ¼, of said Section 28; thence N. 87°11'47" E. -333.30 feet to an iron pin set marking the Northwest corner of the Southwest ¼, of said Section 27; thence N. 87°43'21" E. -634.96 feet to an existing corner post; thence S. 1°06' 22"E. -620.14 feet to an iron pin set; thence N.87°16'57" E. -186.08 feet to a point on the center line of Ten Mile Creek; thence Southerly along said creek to a point on the South line of the Northwest ¼, of the Southwest ¼ of said Section 27; thence S.87°25'18" W. -684.90 feet along said South line to the point of beginning, containing 30.77 acres, more or less, situated in the County of DeWitt in the State of Illinois.

## ▼ Mineral Rights

The sale of this property shall include mineral rights owned by the Owner, if any.

## ▼ 2013 Farm Possession

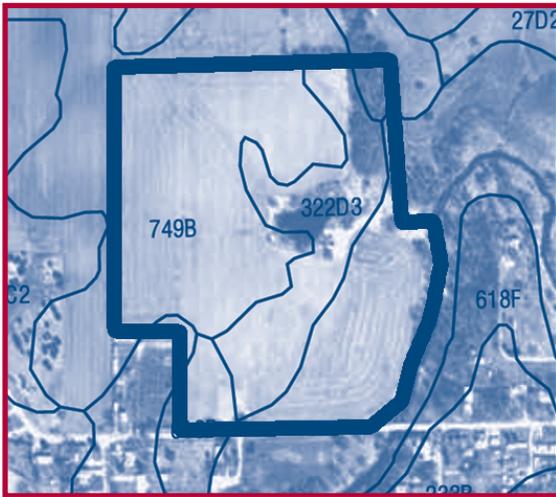
This farm is available for the 2013 farming season. Possession is granted at closing. No fall tillage has been done.

## ▼ Soil Productivity

Soil types and productivity ratings on this land (*as published by the University of Illinois, Department of Agronomy in circular 1156*) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
749	Buckhart silt loam	14.20	54.8%	140.6	148.5
451	Lawson silt loam	5.60	21.6%	140.0	155.0
322	Russell silt loam	4.60	17.8%	94.0	103.8
618	Senachwine silt loam	1.20	4.6%	85.6	96.0
171	Catlin silt loam	0.30	1.2%	131.1	139.2
<b>Weighted Averages</b>		<b>25.90</b>	<b>100%</b>	<b>129.5</b>	<b>139.4</b>
Non-tillable		4.87			
<b>Total</b>		<b>30.77</b>			

## ▼ Soil Map



## ▼ FSA Data

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

Farm No.	150
Tract No.	234
Tillable Acres	25.9
Corn Base Acres	25.8
Direct Payment Corn Yield	108
Counter-cyclical Payment Corn Yield	108

*Note - The Clinton County FSA office has verified this farmland is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified on this property.*

## ▼ Tax Information

The DeWitt County Treasurer has provided the following real estate tax information on the farm/development land:

<u>Parcel ID#</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
07-28-426-002	30.77	\$7,197	\$388.96	\$12.67

## ▼ Auction Date & Location

This farm/development land will be offered for public auction at the following time and location:

Date:	Tuesday, March 5, 2013
Time:	11:00 A.M.
Location:	Martin Auction Center

## ▼ Bidder Registration

An information open house and bidder registration will begin at 10:00 A.M.

## ▼ Real Estate Sales Contract

The property is offered for sale subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at [www.martinauction.com](http://www.martinauction.com) or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. *Bidders and their attorney should review the sales contract prior to the auction.*

## ▼ Owners Policy of Title Insurance

The Owner hereby agrees to furnish the successful bidder or bidders (*at Owner's expense*) an Owner's Policy of Title Insurance in the amount of the purchase price, and Owner agrees to provide and execute a proper deed conveying the real estate to the Buyer(s). The Owner agrees to provide merchantable title to the Property.

## ▼ Financing

Buyer(s) assume(s) all responsibility for obtaining any financing for the purchase of Property and neither Owner nor Auction Company assumes any responsibility for Buyer's inability to obtain financing.

## ▼ Winning Bidder

The winning bidder will be required to:

- Shall execute an agreement to purchase immediately following the auction on a contract form mutually acceptable to auction company and owner.
- Ten percent (10%) of the accepted bid shall be paid as a down payment upon execution of an agreement to purchase (*personal check acceptable*), with the remainder of the purchase price to be payable in cash at closing.
- Closing shall take place within 30 days after auction day and in accordance with the specific terms of the agreement to purchase.

## ▼ Auction Procedure

Conduct of the auction will be the sole discretion of the Auctioneer. The Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information.

## ▼ Seller

This farmland is being offered for sale by Jesse J. Schmid of Clinton, Illinois.



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Decatur, IL  
Permit No. 180

## Farm/Development Land Auction

Tuesday - March 5th -11:00 AM

**30.77 Acres**  
**Farm/Development Land**  
**Martin Auction Center**

Farm is located northwest of Clinton, IL.



**Heartland Ag  
Group Ltd.**

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*



R.T. Nord - Auctioneer  
9515 Texas Church Rd  
Clinton IL 61727

*Phone: 217-935-3245*

*Fax: 217-935-3888*

*IL #440.0000308*

*E-mail: rob@martinauction.com*

*Web: www.martinauction.com*

### ▼ **Additional Conditions**

All information contained in the sale brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. The Property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the Property is made by the Owner or the Auction Company unless agreed to in writing by Owner and Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property. The information contained in the brochure is subject to verification by all parties relying on it. No liability for the accuracy of the brochure or any errors or omissions is assumed by the Owner or the Auction Company. In no event shall Owner or Auction Company be liable

for any damages for any inaccuracy in the information contained herein or for the condition of the Property, whether such damages be actual, consequential or punitive; and by bidding on the Property, purchaser expressly disclaims, waives and releases Owner and Auction Company and their respective trustees, officers, agents, employees, attorneys and representatives from any and all claims for such damages. All sketches and dimensions in the brochure are approximate. Conduct of the Auction and the increments of bidding are at the direction and discretion of the Auction Company. The Owner and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc.

Acceptance of any auction bid is subject to approval by the Owner.