



Heartland Ag  
Group Ltd.

# Farmland For Sale

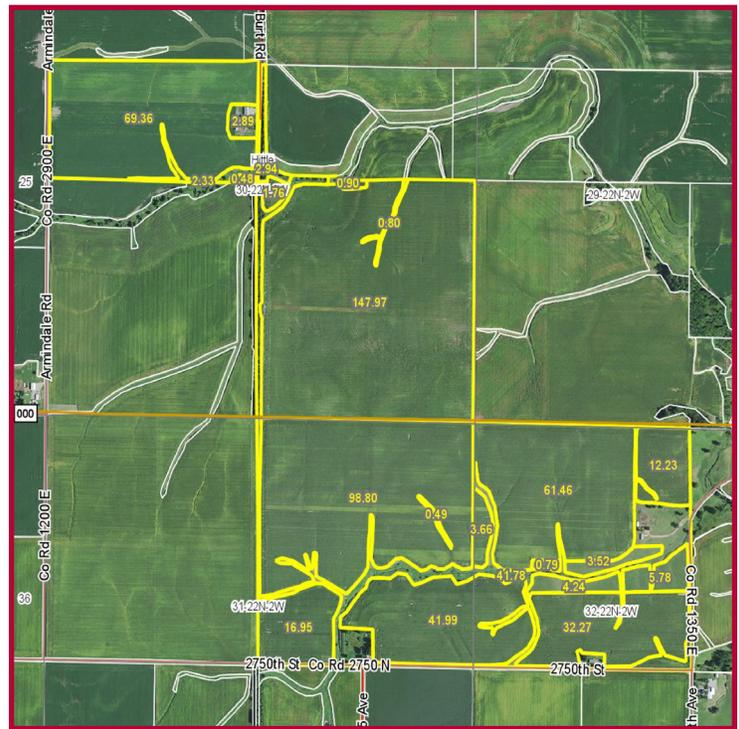
## Grandview Farm

**554.32 Acres**  
**Excellent Farmland**

**Eminence Township - Logan County, Illinois**  
**Hittle Township - Tazewell County, Illinois**

The Grandview Farm is located 2 miles southwest of Armington, Illinois. The soils are primarily Ipava, Osco, Catlin, and Buckhart with a productivity index of 135.5. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

## ▼ FSA Data

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

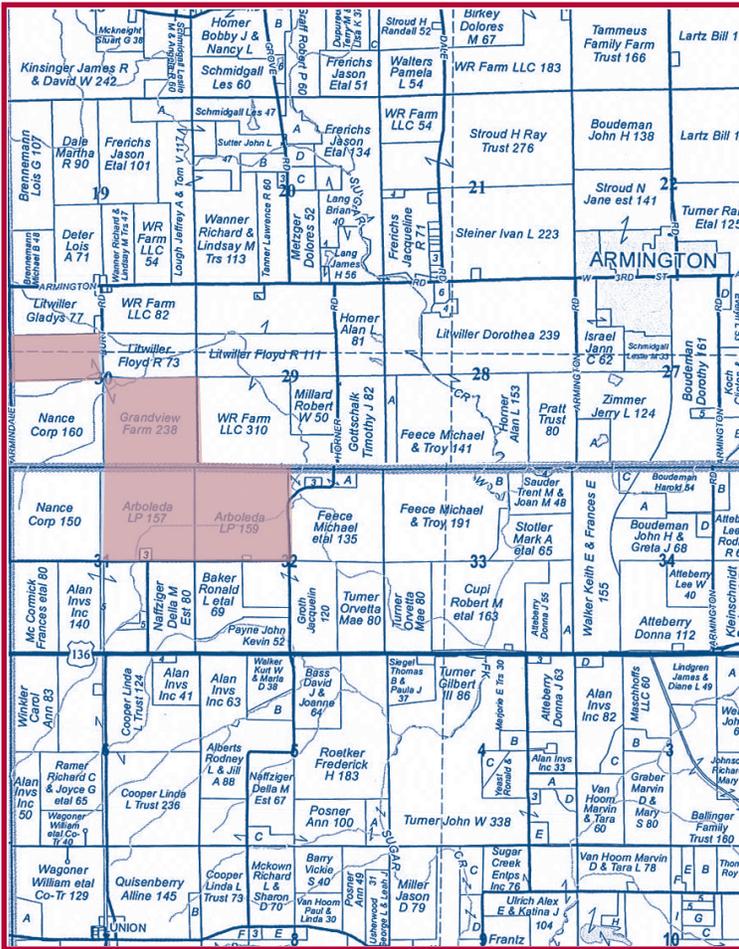
|                    |        |
|--------------------|--------|
| Farm No:           | 5887   |
| Total Acres        | 232.25 |
| Tillable Acres     | 221.27 |
| Corn Base Acres    | 111.30 |
| PLC Corn Yield     | 193    |
| Soybean Base Acres | 109.20 |
| PLC Soybean Yield  | 50     |

|                    |        |
|--------------------|--------|
| Farm No:           | 5888   |
| Total Acres        | 318.38 |
| Tillable Acres     | 281.71 |
| Corn Base Acres    | 140.85 |
| PLC Corn Yield     | 174    |
| Soybean Base Acres | 140.85 |
| PLC Soybean Yield  | 53     |

Note - The Tazewell County FSA office has verified that the HEL and wetland determinations on all fields are incomplete.

## ▼ Farm Operator and Lease

Grandview Farm is operated by Randy Meier under the terms of a flexible cash rent lease (with the base rent payment being November 2017). The primary crops grown in the area are corn and soybeans (with cattle on the pastured land). Randy does an excellent job of farming and would like to continue his farming operation for the new owner.



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Grandview Farm is located 2 miles southwest of Armstrong, Illinois. Public access to the property is provided by multiple township roads along the boundaries of several tracts of farmland. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Tax Information

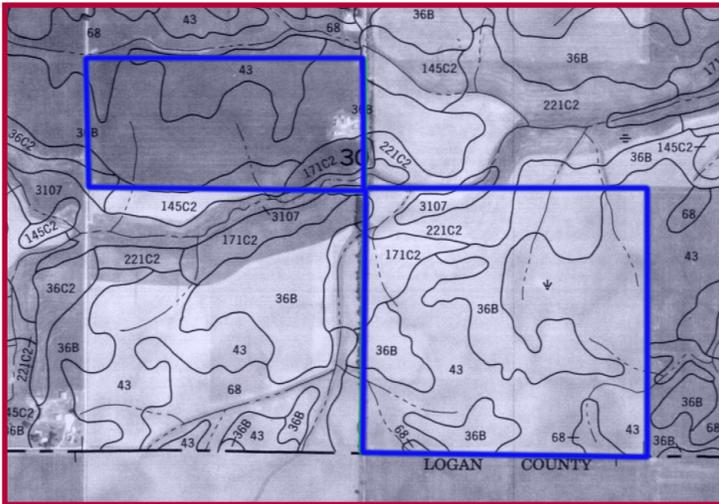
The Logan County and Tazewell County Treasurer has provided the following real estate tax information on the Grandview Farm:

| Parcel ID #      | Acres         | 2016 Assessed Value | 2016 Taxes Payable in 2017 | Rate Per Acre  |
|------------------|---------------|---------------------|----------------------------|----------------|
| 23-23-30-400-001 | 238.00        | \$133,650           | \$10,413.94                | \$43.76        |
| 09-051-001-00    | 157.26        | \$69,360            | \$5,795.12                 | \$36.85        |
| 09-052-003-00    | 159.06        | \$53,160            | \$4,551.14                 | \$28.61        |
|                  | <b>554.32</b> | <b>\$256,170</b>    | <b>\$20,760.20</b>         | <b>\$37.45</b> |

## ▼ Legal/Title

The seller has acquired an updated title insurance policy on the Grandview Farm. The full legal description is in the title commitment. The seller shall provide a title insurance policy on the amount of the purchase price. Call us to get a copy of this report.

## Soil Map



## Soil Productivity

Soil types and productivity ratings on the Grandview 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) |
|--------------------------|-------------------------|---------------|-------------|--------------------------|---------------------------|
| 56                       | Ipava silt loam         | 154.09        | 30.6%       | 142.0                    | 160.0                     |
| 86                       | Osco silt loam          | 112.63        | 22.4%       | 139.6                    | 148.5                     |
| 171                      | Catlin silt loam        | 85.89         | 17.1%       | 128.3                    | 136.3                     |
| 749                      | Buckhart silt loam      | 63.76         | 12.7%       | 140.6                    | 148.5                     |
| 622                      | Wyanet silt loam        | 21.82         | 4.3%        | 111.6                    | 117.5                     |
| 622                      | Wyanet silt loam        | 18.96         | 3.8%        | 106.8                    | 112.5                     |
| 68                       | Sable silty clay loam   | 11.48         | 2.3%        | 143.0                    | 155.0                     |
| 705                      | Buckhart silt loam      | 9.45          | 1.9%        | 140.6                    | 148.5                     |
| 107                      | Sawmill silty clay loam | 7.83          | 1.6%        | 139.0                    | 140.0                     |
| 86                       | Osco silt loam          | 4.57          | 0.9%        | 131.1                    | 141.0                     |
| 145                      | Saybrook silt loam      | 3.48          | 0.7%        | 122.8                    | 131.6                     |
| 171                      | Catlin silt loam        | 2.23          | 0.4%        | 122.8                    | 130.5                     |
| 618                      | Senachwine silt loam    | 2.03          | 0.4%        | 85.6                     | 96.0                      |
| 138                      | Shiloh silty clay loam  | 1.69          | 0.3%        | 130.0                    | 135.0                     |
| 705                      | Buckhart silt loam      | 1.45          | 0.3%        | 142.0                    | 150.0                     |
| 736                      | Senachwine-Russell silt | 0.98          | 0.2%        | 95.2                     | 108.0                     |
| 74                       | Radford silt loam       | 0.39          | 0.1%        | 136.0                    | 140.0                     |
| 733                      | Birbeck-Senachwine      | 0.25          | 0.0%        | 99.8                     | 95.7                      |
| <b>Weighted Averages</b> |                         | <b>502.98</b> | <b>100%</b> | <b>135.5</b>             | <b>146.6</b>              |
| Non-tillable             |                         | 51.34         |             |                          |                           |
| <b>Total</b>             |                         | <b>554.32</b> |             |                          |                           |

## Farm Buildings

The tract of farmland in Section 30 has a farmstead that has a dwelling, implement shed, and 30,000 bushels of grain storage.



## Soil Tests and Yields

A copy of a current 2017 soil test and the yield history on this farmland can be obtained by giving Heartland Ag Group Ltd. a call.

## Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Grandview Farm. 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 assumed.

## Listing Price

Heartland Ag Group Ltd. is offering the Grandview Farm for sale as follows:

**554.32 acres @ \$9,500 per acre = \$5,266,040 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. Upperle, 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  
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*



Heartland Ag Group, Ltd.  
1401 Koester Drive  
Forsyth, IL 62535  
Office: 217-876-7700  
Fax: 217-876-7724  
E-mail: [corp@heartlandaggroup.com](mailto:corp@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

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