



Heartland Ag
Group Ltd.

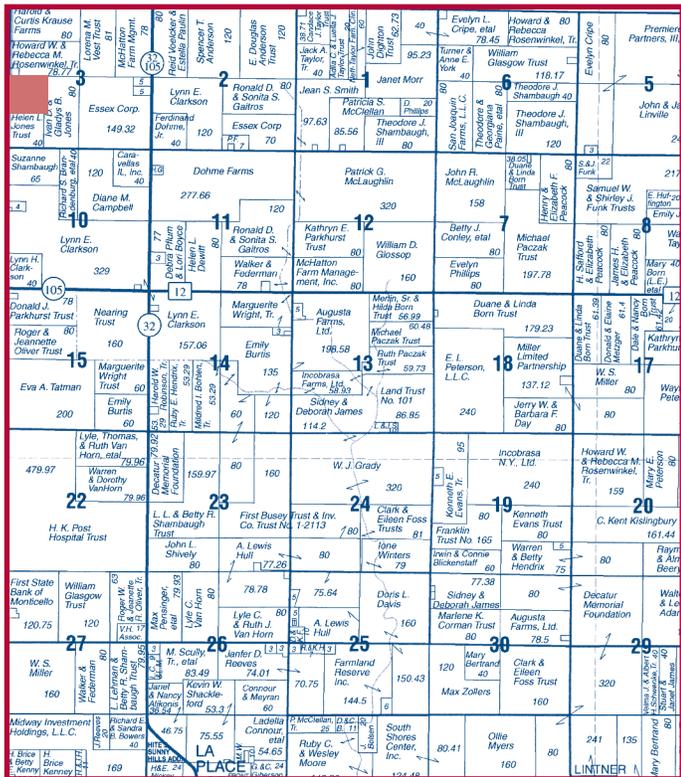
Farmland For Sale

Helen A. Jones Farm

40.00 Acres - Prime Farmland

**Cerro Gordo Township
Piatt County, Illinois**

The Helen A. Jones Farm is located approximately 4 miles north of LaPlace, Illinois. Access on the west is a township road. The soils are Flannagan and Drummer-Milford. The overall productivity index of 140.6. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▲ Legal Description

Here is a brief legal description for the Helen A. Jones Farm:

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Three (3), Township Sixteen North (T16N), Range Four East (R4E) of the 3rd Principal Meridian, Cerro Gordo Township, Macon County, Illinois.

▲ Farm Operator and Lease

Steve Myers of Argenta, Illinois currently operates the Helen A. Jones farm on a crop share lease. His lease extends through the 2011 crop. Corn and soybeans are the primary crops grown in rotation.

▲ Soil Productivity

Soil types and productivity ratings on the Helen A. Jones Farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Productivity	
			Farm Index (811)	Productivity Index (1156)
154	Flanagan silt loam	20.20	51.0%	144.0
722	Drummer-Milford silty clay loam	19.40	49.0%	137.0
Weighted Averages			39.60	100%
Non-tillable			0.40	
Total			40.00	

▲ Location

The Helen A. Jones Farm is located approximately 4 miles north of LaPlace, Illinois. Access on the west is a township road. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



This aerial photograph was provided by AgriData, Inc.

▲ Soil Map



▲ FSA Data

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

Farm No.
Tract No.
Total Acres
Tillable Acres
Corn Base Acres
Direct Payment Corn Yield
Counter-cyclical Payment Corn Yield
Soybean Base Acres
Direct Payment Soybean Yield
Counter-cyclical Payment Soybean Yield

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

▲ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Helen A. Jones farmland.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2010 Assessed Value</u>	<u>2010 Taxes Payable in 2011</u>	<u>Rate Per Acre</u>
03-03-16-004-006-00	40.00	\$14,509.00	\$1,159.22	\$28.98

▲ 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 Helen A. Jones 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

The Helen A. Jones Farm is offering the farmland for sale as follows:

40.0 acres @ \$10,750 per acre = \$430,000 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
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E-mail: dale@heartlandaggroup.com
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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
Farm Manager



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