



Heartland Ag
Group Ltd.

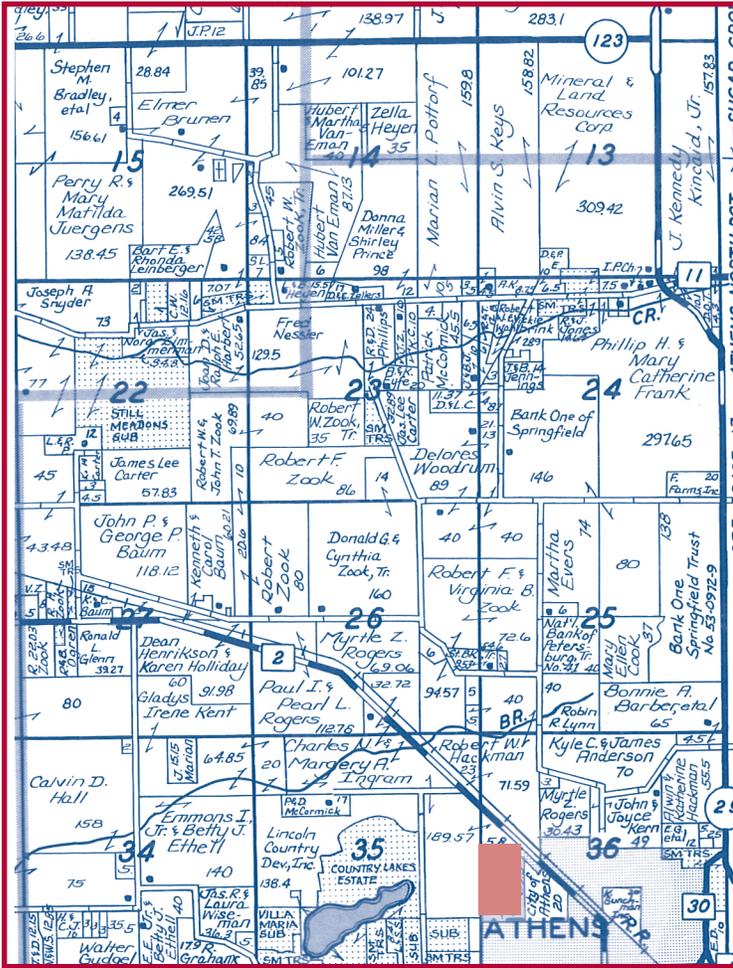
Farmland For Sale

Hopwood Trust Farm

38.70 Acres - Prime Farmland

**Athens North #2 Township
Menard County, Illinois**

The Hopwood Trust Farm is located just north of Athens, Illinois (*northwest of Springfield*). The land has a productivity index of 135.1 and is 98% tillable. Soils are Ipava, Clarksdale, Sable and Rozetta. Details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

▼ Location

The Hopwood Trust Farm is located just north of Athens, Illinois (northwest of Springfield). Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description for the Hopwood Trust Farm:

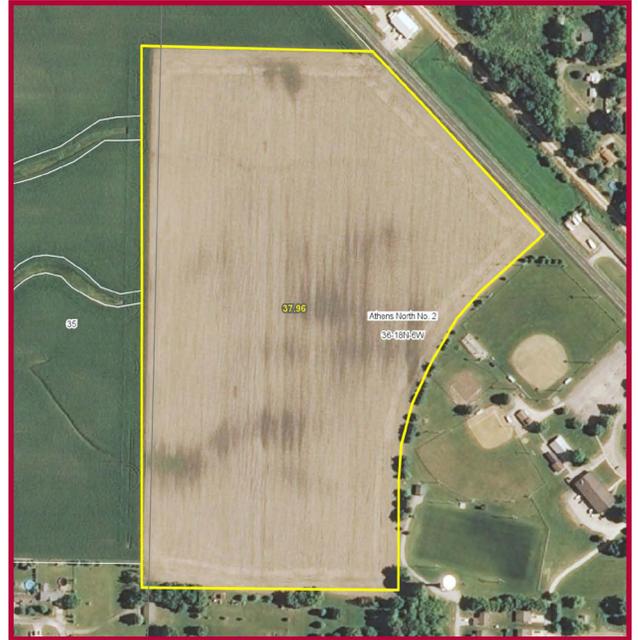
Parcel ID Number: 12-36-300-021 (38.7 acres)

Part of the west side of the Southwest Quarter (SW ¼) of Section Thirty-six (36) in Township Eighteen North (T18N), Range Six West (R6W) of the Third Principal Meridian, Athens Township, Menard County, Illinois.

▼ Farm Operator and Lease

The Hopwood Trust Farm is operated by Wade Meter of Meter Inc. of Athens, IL. Wade farms the land under the terms of a cash rent lease.

▼ Aerial Photograph



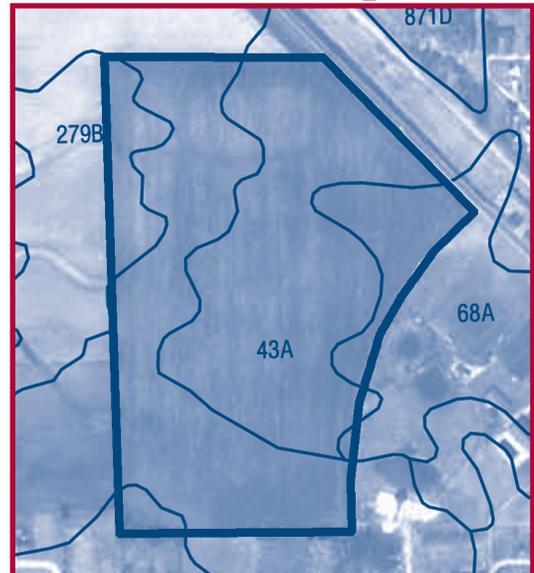
Aerial photograph was provided by the AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Hopwood Trust 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) Index (1156)
43	Ipava silt loam	17.40	45.8%	142.0 160.0
257	Clarksdale silt loam	14.50	38.2%	128.0 135.0
68	Sable silty clay loam	3.40	9.0%	143.0 155.0
279	Rozetta silt loam	2.66	7.0%	118.8 123.8
Weighted Averages			37.96 100%	135.1 147.5
Non-tillable			0.74	
Total			38.70	

▼ Soil Map



▼ FSA Data

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

Farm No.	3249
Tract No.	1181
Tillable Acres	38.0
Corn Base Acres	22.2
Direct Payment Corn Yield	123
Counter-cyclical Payment Corn Yield	123
Soybean Base Acres	15.8
Direct Payment Soybean Yield	39
Counter-cyclical Payment Soybean Yield	39

Note - The Menard 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 Menard County Treasurer has provided the following real estate tax information on the Hopwood Trust Farm:

		2011	2011 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2012</u>	<u>Per Acre</u>
12-36-300-021	38.70	\$ 11,535.00	\$765.08	\$19.77

▼ 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 Hopwood Trust 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 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 Hopwood Trust Farm for sale as follows:

38.7 acres @ \$12,000 per acre = \$464,400 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



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*. -