



Heartland Ag
Group Ltd.

Farmland For Sale

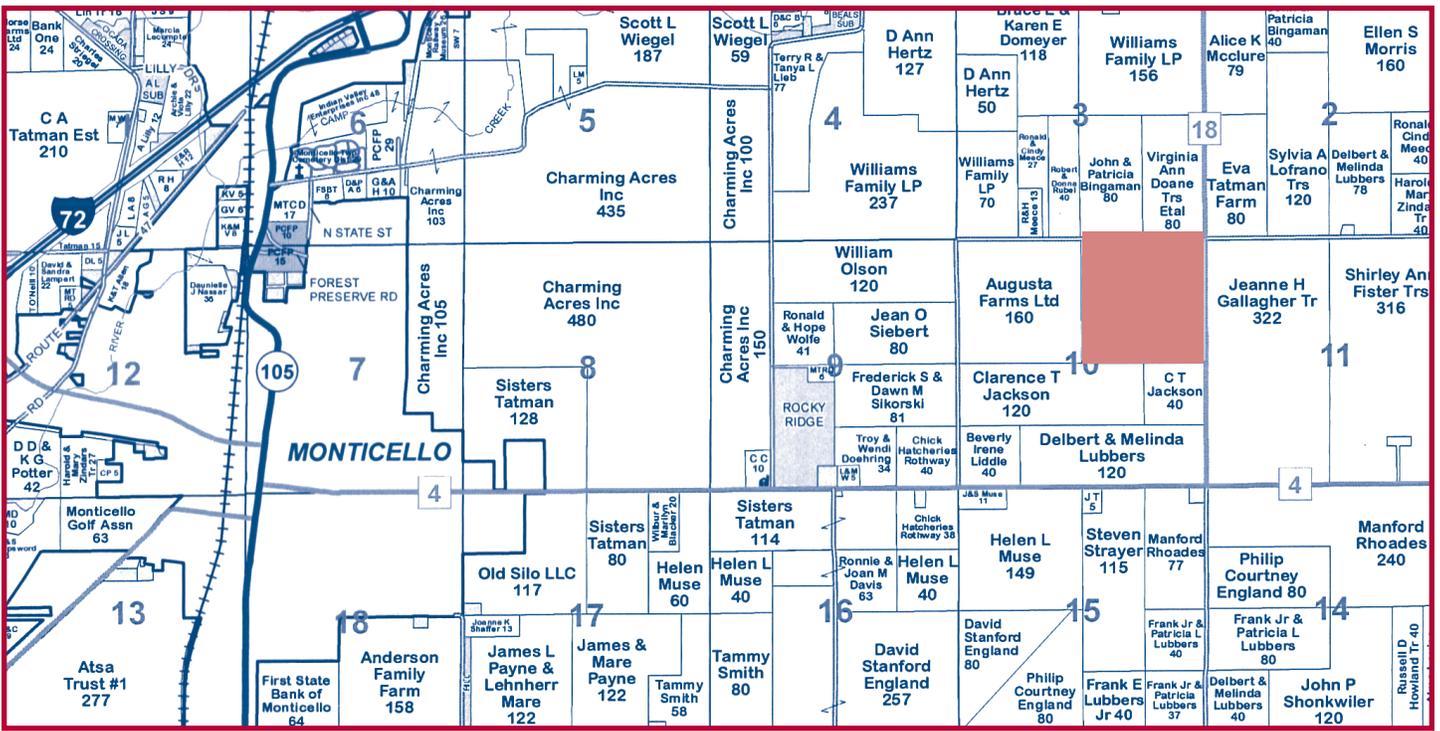


This photograph was taken facing east along the north boundary which is formed by an oil and chip township road.

Jeanne H. Gallagher Trust Farm

160.00 Acres – Prime Farmland
Monticello Township
Piatt County, Illinois

The Jeanne H. Gallagher Trust Farm is located 2½ miles east of Monticello, Illinois. Access is provided by County Highway 18 which forms the east boundary. The soils include Pella, Harpster, Drummer, Flanagan and Catlin. The farm is 96.4% tillable with a productivity index of 137.6. Details on the 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 Jeanne H. Gallagher Trust Farm is located 2½ miles east of Monticello, Illinois. Access is provided by County Highway 18 which forms the east boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Jeanne H. Gallagher Trust farm is operated by Lynn Larson under the terms of a modified crop share lease. Corn and soybeans are the primary crops grown in the area. The farm buildings are used as a part of the farming operation. Lynn would like to continue his farming operation for the 2014 year. However - - the lease is open for the purchasers of this property to select a tenant.

▼ Legal Description

Here is a brief legal description for the Jeanne H. Gallagher Trust farmland:

Parcel ID Number: 05-10-18-006-001-00

The Northeast Quarter (NE ¼) of Section Ten (10), Township Eighteen North (T18N), Range Six East (R6E) of the 3rd Principal Meridian, Monticello Township, Piatt County, Illinois (containing 160.0 acres more or less).

▼ Aerial Photograph



Aerial photographs provided by AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Jeanne H. Gallagher Trust 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)
153	Pella silty clay loam	116.60	75.9%	136.0	140.0
67	Harpster silty clay loam	15.03	9.8%	133.0	135.0
152	Drummer silty clay loam	11.71	7.6%	144.0	150.0
154	Flanagan silt loam	7.30	4.7%	144.0	160.0
171	Catlin silt loam	1.63	1.1%	136.6	143.6
171	Catlin silt loam	1.43	0.9%	131.1	139.2
Weighted Averages		153.70	100%	136.7	141.3
Non-tillable		6.30			
Total		160.00			

▼ Soil Maps



▼ FSA Data

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

Farm No.	833
Tract No.	1736
Total Acres	474.0
Tillable Acres	464.9
Corn Base Acres	314.1
Direct Payment Corn Yield	143
Counter-cyclical Payment Corn Yield	143
Soybean Base Acres	150.8
Direct Payment Soybean Yield	44
Counter-cyclical Payment Soybean Yield	44

Note – The Piatt County FSA office has verified this farmland is enrolled in the USDA Government Program. Wetland determinations are incomplete.

▼ Farm Buildings

There are two building sites located on the 160 acre tract. The south site is 1.00 acre with seven grain bins and a small shed. The north site is 3.00 acres with three sheds.



▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Jeanne H. Gallagher Trust farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2012 Assessed Value</u>	<u>2012 Taxes Payable in 2013</u>	<u>Rate Per Acre</u>
05-10-18-006-001-00	160.00	\$97,572	\$6,048.92	\$37.81

▼ 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 Jeanne H. Gallagher Trust 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

Heartland Ag Group Ltd. is offering the Jeanne H. Gallagher Trust farmland for sale as follows:

160.0 acres @ \$11,350 per acre = \$1,816,000 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
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
Rural Appraiser



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