



Heartland Ag  
Group Ltd.

# Farmland For Sale

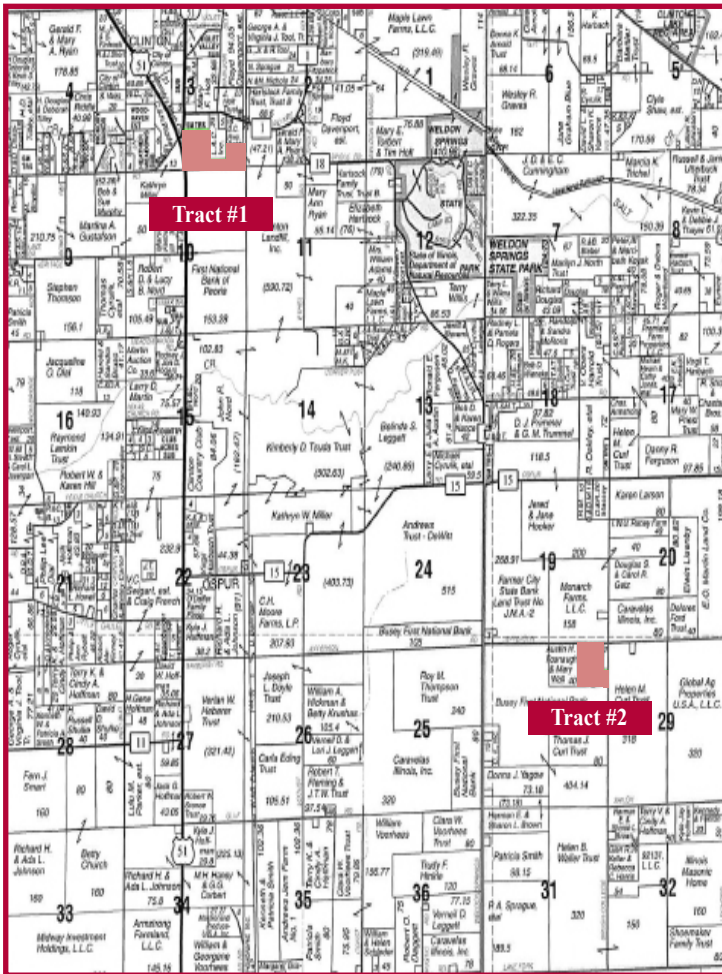
## Jesse J. Schmid Farms

**Tract #1 - 43.24 Acres - Prime Farmland**  
**Tract #2 - 36.32 Acres - Prime Farmland**

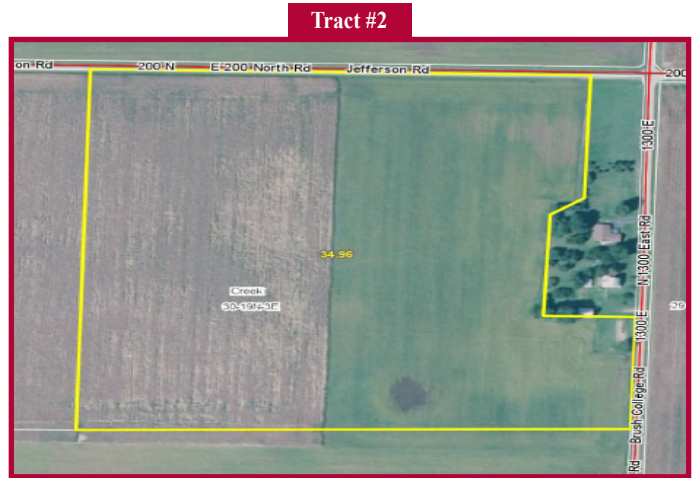
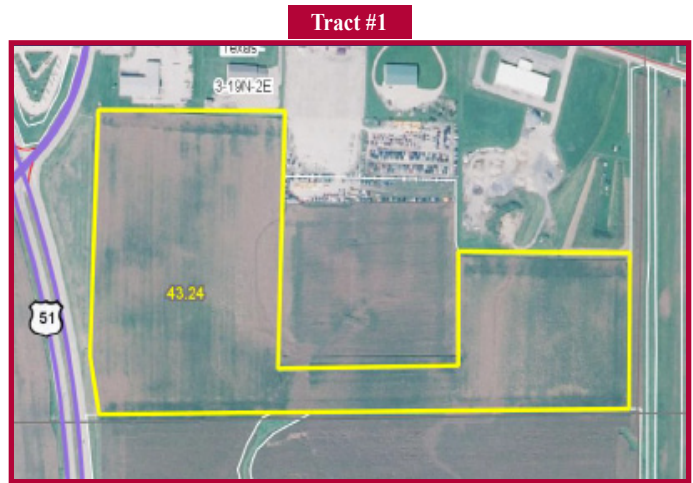
**Texas and Creek Townships**  
**DeWitt County, Illinois**

The Jesse J. Schmid Farms enjoy highly visible locations. Tract #1 is adjacent to the John Deere dealership at the south edge of Clinton and adjacent to Route 51. Both tracts are primarily Ipava, Sable and Catlin soils with productivity indexes ranging from 137.0 to 139.7. Details on these farms are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

## ▼ Aerial Photographs



Reprinted with permission of Rockford Map Inc.



Aerial photograph was provided by the AgriData, Inc.

## ▼ Location

The Jesse J. Schmid farms enjoy highly visible locations. Tract #1 is adjacent to U.S. Route 51 and the John Deere dealership - - a prime developmental location. Tract #2 has a township road on the north and east boundaries and is approximately 3 miles west of U.S. Route 51. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Jesse J. Schmid farmland:

### Tract #1 - Parcel ID # 12-03-400-027 (43.24 acres)

43.24 acres located in Section Seven (7), Texas Township, Township Nineteen (19) North, Range Two (2) East of the 3rd PM, DeWitt County, Illinois.

### Tract #2 - Parcel ID # 13-30-200-005 (36.32 acres)

36.32 acres located in Section Thirty (30), Creek Township, Township Nineteen (19) North, Range Three (3) East of the 3rd PM, DeWitt County, Illinois.

## ▼ Farm Operator and Lease

Jesse J. Schmid (*owner*) was the farm operator on this land for year 2014. There is no lease in place for year 2015. The purchaser has the right to farm the land in the upcoming season.

## ▼ Soil Productivity

Soil types and productivity ratings on the Jesse J. Schmid farmland (*as published by the University of Illinois, Department of Agronomy in circular 811 & 1156*) are as follows:

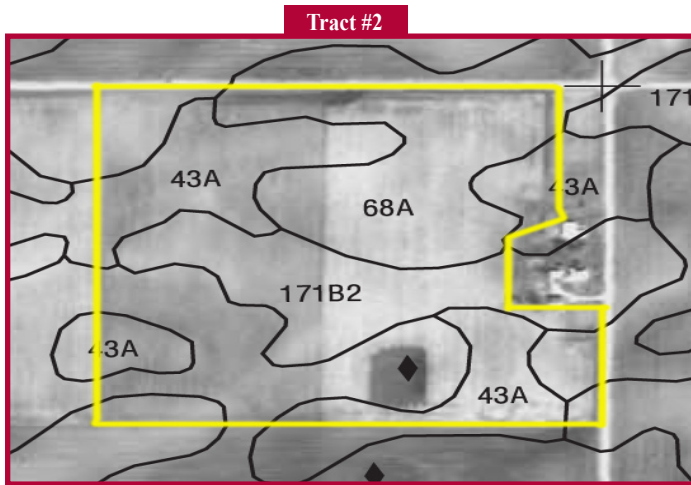
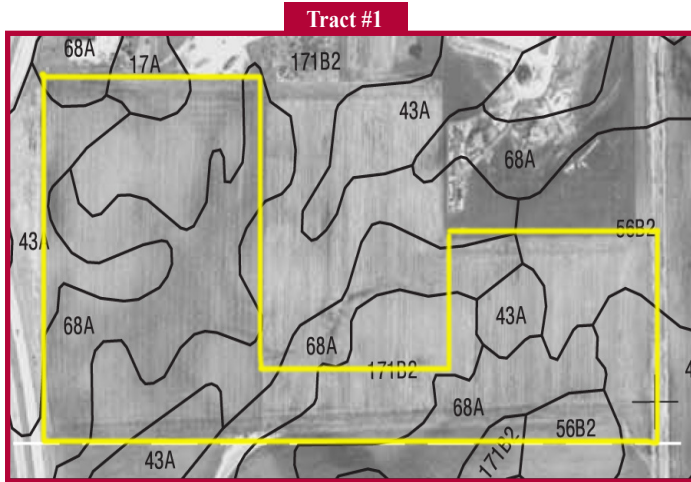
### Tract #1 - 43.24 acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	17.32	40.1%	143.0	155.0
171	Catlin silt loam	13.24	30.6%	131.1	139.2
43	Ipava silt loam	7.89	18.2%	142.0	160.0
56	Dana silt loam	3.83	8.9%	124.5	134.4
17	Keomah silt loam	0.96	2.2%	119.0	125.0
<b>Weighted Averages</b>		<b>43.24</b>	<b>100%</b>	<b>137.0</b>	<b>148.6</b>
Non-tillable		0.00			
<b>Total</b>		<b>43.24</b>			

### Tract #2 - 36.32 acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	16.74	47.9%	143.0	155.0
43	Ipava silt loam	9.26	26.5%	142.0	160.0
171	Catlin silt loam	8.96	25.6%	131.1	139.2
<b>Weighted Averages</b>		<b>34.96</b>	<b>100%</b>	<b>139.7</b>	<b>152.3</b>
Non-tillable		1.36			
<b>Total</b>		<b>36.32</b>			

## ▼ Soil Map



## ▼ FSA Data

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

Farm No: (Tracts #1)	4301
Cropland Acres	43.93
Corn Base Acres	43.90
Direct Payment Corn Yield	124
Counter-cyclical Payment Corn Yield	124
Farm No: (Tracts #2)	288
Cropland Acres	35.04
Corn Base Acres	17.5
Direct Payment Corn Yield	129
Counter-cyclical Payment Corn Yield	162
Soybean Base Acres	17.5
Direct Payment Soybean Yield	44
Counter-cyclical Payment Soybean Yield	53

*Note - The DeWitt County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.*

## ▼ Tax Information

The DeWitt County Treasurer has provided the following real estate tax information on the Jesse J. Schmid farmland:

<u>Tract</u>	<u>Parcel ID #</u>	<u>Acres</u>	2013	2013 Taxes	Rate
			<u>Assessed Value</u>	<u>Payable in 2014</u>	<u>Per Acre</u>
#1	12-03-400-027	43.24	\$16,118	\$922.30	\$21.33
#2	13-30-200-005	36.32	\$16,339	\$875.68	\$24.11

## ▼ 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 Jesse J. Schmid 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 Jesse J. Schmid farmland for sale as follows:

**Tract #1 - 43.24 acres @ \$14,900 per acre = \$644,276 in total**  
**Tract #2 - 36.32 acres @ \$13,000 per acre = \$472,160 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](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://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*. -