



Heartland Ag
Group Ltd.

Farmland For Sale

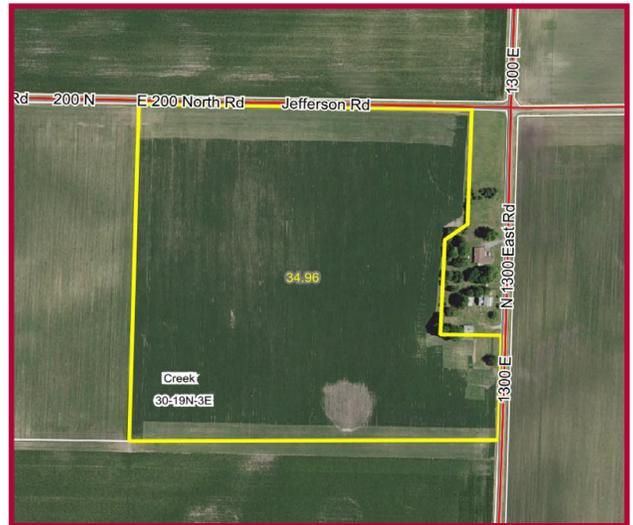
Jesse Schmid Farm Tract #1

36.32 Acres
Top Quality Farmland

Creek Township
DeWitt County, Illinois

Tract #1 of the Jesse Schmid Farms is located 3 miles southeast of Clinton. The soils include Ipava, Catlin and Sable with a productivity index of 139.7. 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

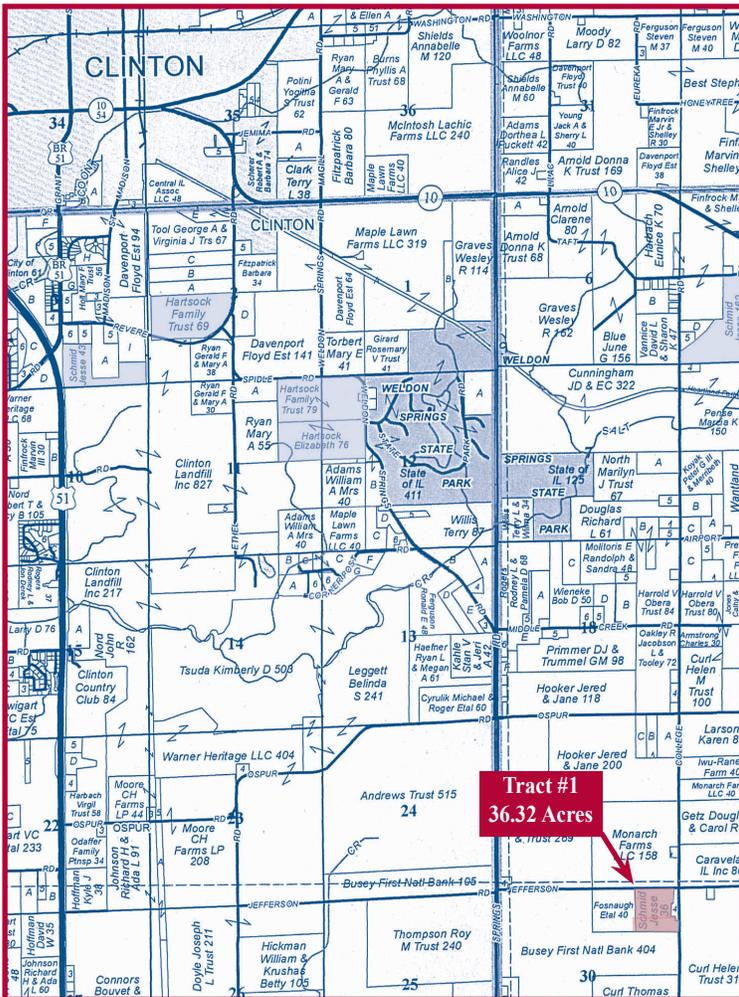
The following information was provided by the DeWitt County Farm Service Agency (FSA) office in Clinton, Illinois:

| | |
|--------------------|-------|
| Farm No. | 288 |
| Tract No. | 434 |
| Tillable Acres | 34.50 |
| Corn Base Acres | 17.50 |
| PLC Corn Yield | 162 |
| Soybean Base Acres | 17.00 |
| PLC Soybean Yield | 53 |

Note - The DeWitt County FSA office has verified that there are no highly erodible acreage or wetlands identified on this property.

▼ Farm Operator and Lease

This Jesse Schmid Farm is owner-operated. Corn and soybeans are the primary crops grown in the area. As soon as the 2019 harvest is complete, this land is available for any fertilizer or tillage operations that the buyer would like to perform. The lease is open for 2020.



Reprinted with permission of Rockford Map Inc.

▼ Location

Tract #2 of the Jesse Schmid Farms is located 3 miles southeast of Clinton. Public access to the property is provided by township roads which forms the north and east boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

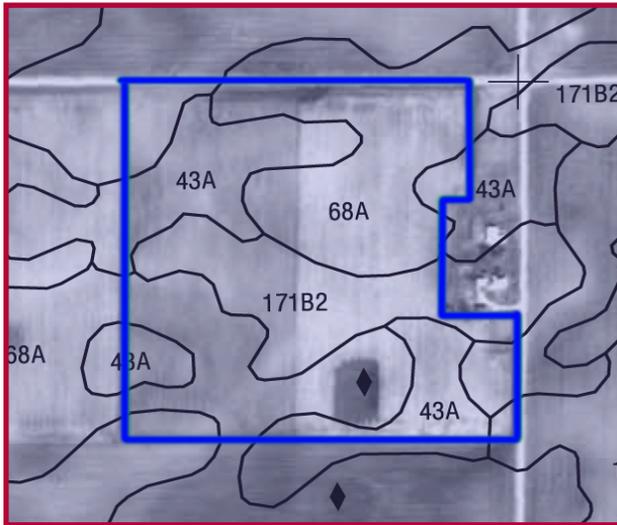
▼ Legal Description

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

Parcel ID #13-30-200-004 (36.32 acres)

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Nineteen North (T19N), Range Three East (R3E) of the Third Principal Meridian (3rd PM), Creek Township, DeWitt County, Illinois.

▼ Soil Map



▼ Soil Productivity

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

| <i>Soil #</i> | <i>Soil Type</i> | <i>Acres</i> | <i>% of Farm</i> | <i>Productivity Index (811)</i> | <i>Productivity Index (1156)</i> |
|--------------------------|-----------------------|--------------|------------------|---------------------------------|----------------------------------|
| 68 | Sable silty clay loam | 16.54 | 47.9% | 143.0 | 160.0 |
| 43 | Ipava silt loam | 9.08 | 26.4% | 142.0 | 139.2 |
| 171 | Catlin silt loam | 8.88 | 25.7% | 131.1 | 155.0 |
| Weighted Averages | | 34.50 | 100% | 139.7 | 151.8 |
| Non-tillable | | 1.82 | | | |
| Total | | 36.32 | | | |

▼ Tax Information

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

| <i>Parcel ID #</i> | <i>Acres</i> | <i>2018 Assessed Value</i> | <i>2018 Taxes Payable in 2019</i> | <i>Rate Per Acre</i> |
|--------------------|--------------|----------------------------|-----------------------------------|----------------------|
| 13-30-200-005 | 36.32 | \$19,151 | \$1,165.02 | \$32.07 |

▼ 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 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.

Jesse Schmid is being represented by attorney Bryce A. Lynch whose contact information is as follows:

Bryce A. Lynch
216 South Center St.
Clinton, IL 61727
Phone: (217) 935-2183

▼ 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 Schmid farmland for sale as follows:

36.32 acres @ \$10,000 per acre = \$363,200 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
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



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