



Heartland Ag
Group Ltd.

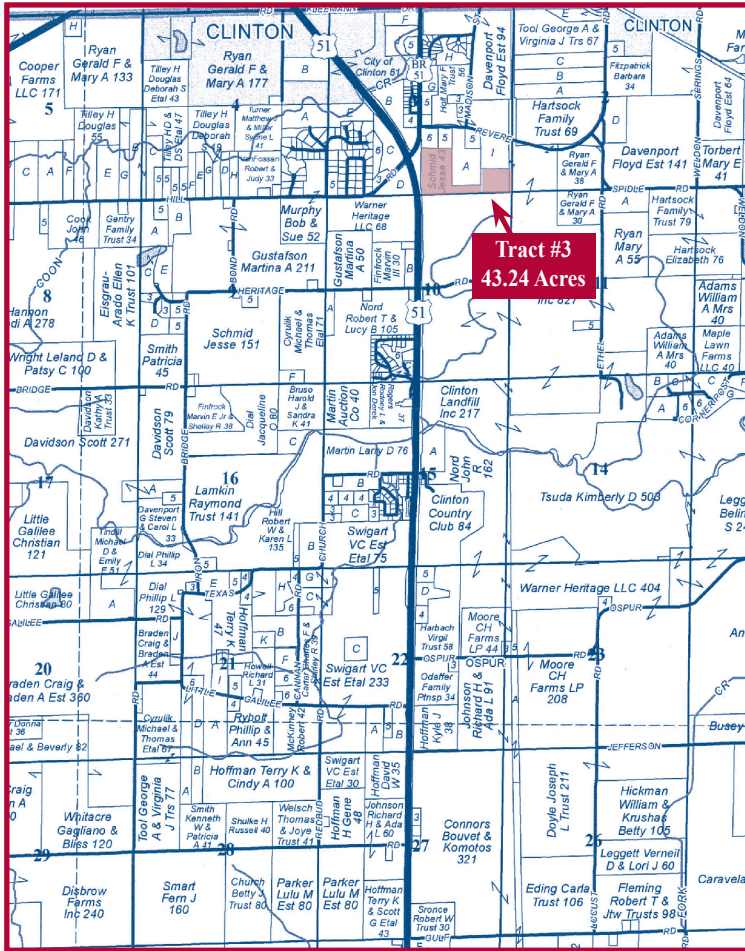
Farmland For Sale

Jesse Schmid Farm Tract #3

43.24 Acres
Top Quality Farmland

Texas Township
DeWitt County, Illinois

Tract #3 of the Jesse Schmid Farms is located directly southeast of Clinton. The soils include Sable, Catlin and Ipava with a productivity index of 136.9. 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

Tract #3 of the Jesse Schmid Farms is located at the south edge of Clinton directly adjacent to the John Deere dealership and across the highway from Schmidy's Machinery. Public access to the property is provided by U. S. Route 51. **Our Heartland Ag Group Ltd. signs mark the property.**

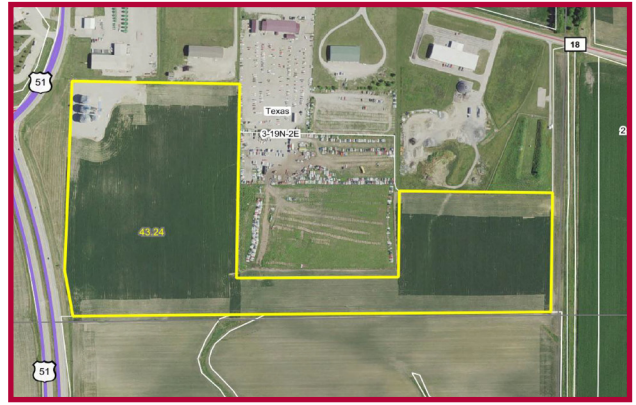
▼ Legal Description

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

Parcel ID #12-01-400-027 (43.24 acres)

All of this land is located in Section Three (3), Township Nineteen North (T19N), Range Two East (R2E) of the Third Principal Meridian (3rd PM), Texas Township, DeWitt County, Illinois.

▼ 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.	4301
Tract No.	11700
Tillable Acres	41.82
Corn Base Acres	41.82
PLC Corn Yield	124

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.

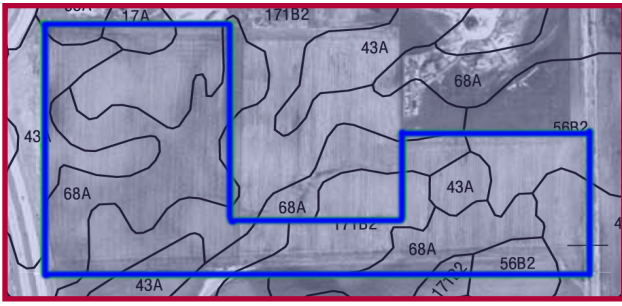
▼ Tax Information

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

Parcel ID #	Acres	2018 Assessed Value	2018 Taxes Payable in 2019	Rate Per Acre
12-03-400-027	43.24	\$21,523	\$1,284.41	\$29.70
Bin Site		\$167,608	\$10,002.17	

Note: The grain drying and storage facilities are taxed separately from the farmland and bin site as shown above.

▼ 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:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
68	Sable silty clay loam	16.83	40.9%	143.0	155.0
171	Catlin silt loam	13.24	32.2%	131.1	139.2
43	Ipava silt loam	6.58	16.0%	142.0	160.0
56	Dana silt loam	3.79	9.2%	124.5	134.4
17	Keomah silt loam	0.67	1.7%	119.0	125.0
Weighted Averages		41.11	100%	136.9	148.3
Non-tillable		<u>2.13</u>			
Total		43.24			

▼ Bin Site



See the insert in this brochure for detailed information about the bin site. It is a complete grain handling system with scales, dryer, wet handling bins, and 230,000 bushels of storage.

▼ 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:

43.24 acres @ \$11,000 per acre = \$475,640 in total
230,000 bu. bin site = \$1,000,000 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

Forsyth, IL 62535

Office: (217) 876-7700

Fax: (217) 876-7724

E-mail: dale@heartlandaggroup.com

Web: www.heartlandaggroup.com

Schmid Farms

Grain Drying and Handling System

October 2019

Jesse Schmid is offering a unique opportunity to purchase a very modern complete drying and storage system for corn and soybeans that was constructed during the winter of 2016. This facility is located at the south edge of Clinton (*directly adjacent to the AHW John Deere dealership and a very short distance from U. S. Route 51*). This is an excellent location for both incoming and outgoing grain movement.

This exceptional facility was built by Automated Agri Systems of LeRoy, Illinois. It has a GSI continuous flow dryer and wet holding bin that will facilitate an easy flow of grain at harvest. There is both a wet leg and a dry leg with high speed capacity's. Three large grain storage bins can easily accommodate expansion by adding conveyors. The modern, heavy-duty scale system is designed to weigh incoming and outgoing trucks and there is a holding tank for quick truck load out. A dump pit speeds up the handling of incoming grain.

Here are the details on each part of the system:

- ▼ **Electrical Service** - This facility is powered by a 1,200 amp high voltage electrical service with adequate capacity for expansion.
- ▼ **Scale House** - The scale house is built to accommodate the weighing operation and also houses the 1,200 amp electrical service.
- ▼ **Scales** - These scales are Avery Weigh Tronix scales and are designed to easily handle semis loaded with grain.
- ▼ **Dump Pit** - The dump pit for incoming grain has an 8,000 bushel per hour capacity.
- ▼ **GSI Dryer** - This modular tower continuous flow dryer is rated at 1,200 bushels per hour (*to remove 5 points of moisture*).
- ▼ **Wet Holding Bin** - The wet holding bin is connected to the dryer by one leg and has an approximate 25,000 bushel capacity. It is 30-foot in diameter and 40-feet tall.
- ▼ **Wet Leg Grain** - This 100 foot leg has the capacity to handle 8,000 bushels per hour.
- ▼ **Dry Leg Grain** - This has the capacity to handle 5,000 bushels per hour.
- ▼ **Truck Load Out** - This has a 4,900 bushel capacity for quick and easy load out and is built on a tower.
- ▼ **Grain Bins** - The three large GSI grain bins are 48-foot in diameter and 40-feet tall with an approximate capacity of 67,000 bushels each.

In Summary - Please call Heartland Ag Group Ltd. at (217) 876-7700 for additional details on this grain drying and handling system. The listing price for the grain drying and handling system is \$1,000,000. Please note that this is also a part of Tract #3 which is 43.24 acres. It is \$11,000 per acre for a total of \$475,640.

Schmid Farms
Grain Drying and Handling System
October 2019

▼ **Bin Site**



▼ **GSI Dryer & Wet Leg**



▼ **Load Out Tank**



▼ **Scales and Scale House**





Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

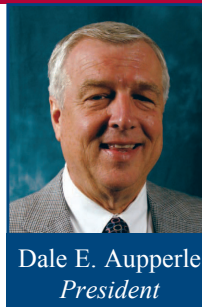
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -