



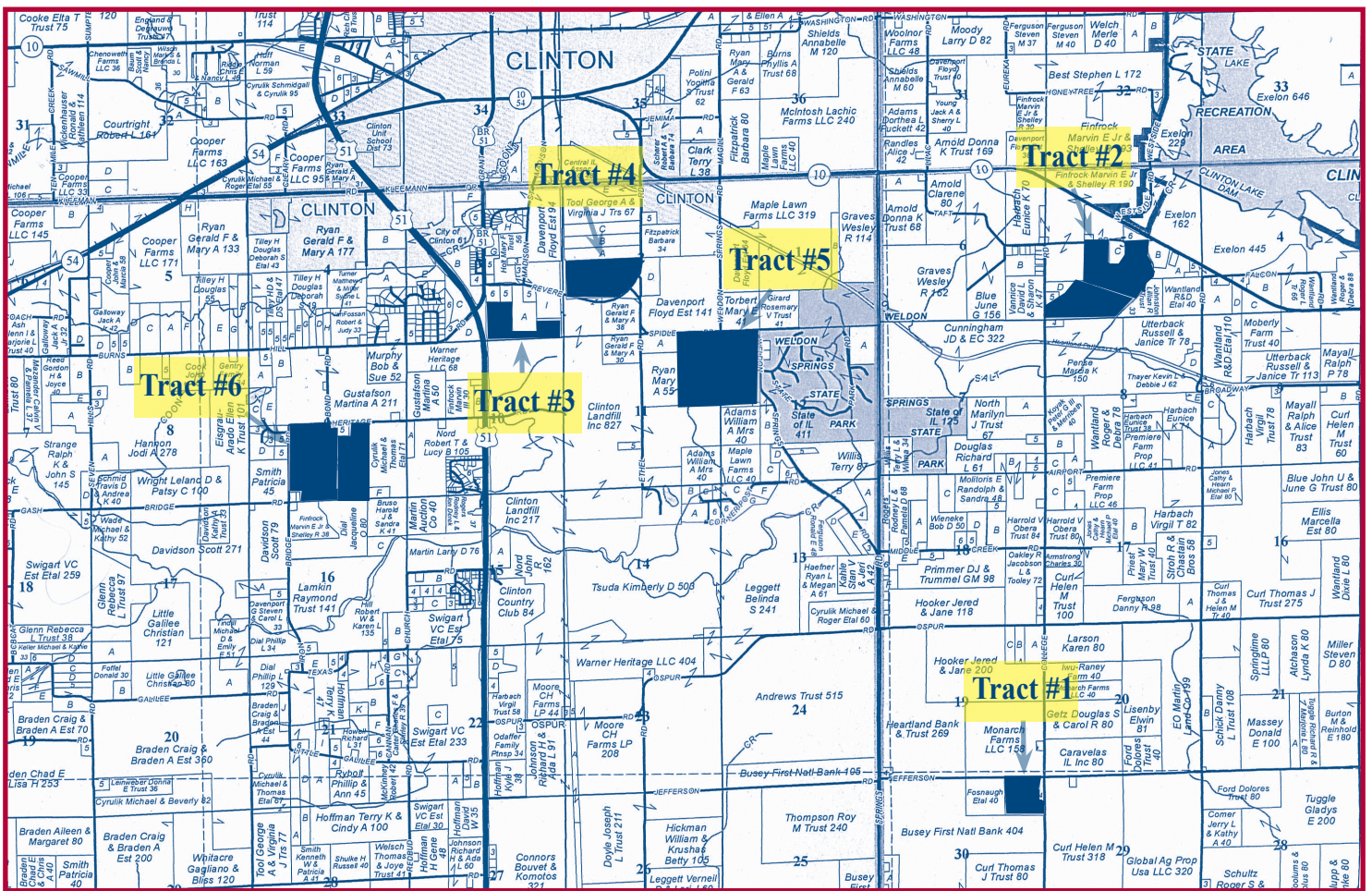
Heartland Ag
Group Ltd.

Farmland For Sale

590.10 Acres
Top Quality Farmland
and
A 230,000 bushel grain
drying and storage system

Creek & Texas Townships
DeWitt County, Illinois

Jesse Schmid is offering farmers and investors an excellent opportunity to buy six tracts of farmland and a state of the art grain drying and storage system. You can buy individual tracts of land or take the entire unit. Details on the farms are in this brochure. Each farm has a separate detailed brochure on our web site. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

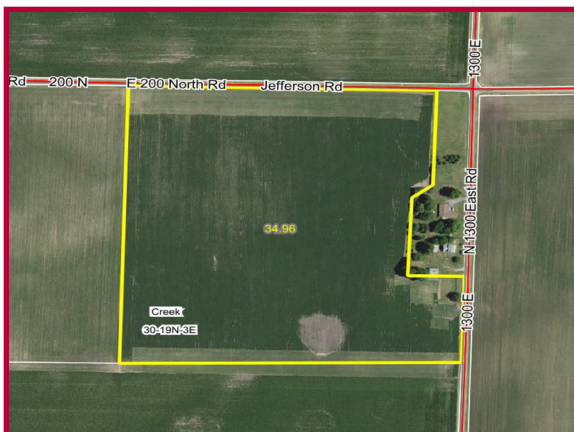


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▼ Tract #1 - 36.32 Acres

This tract of highly productive soils (*Ipava, Catlin and Sable*) is located 3 miles southeast of Clinton. It has excellent access on a township road.

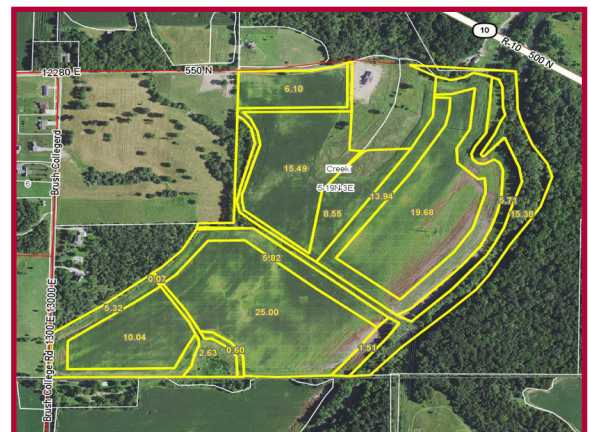
Total Acres:	36.32
Tillable Acres:	34.98
Productivity Index	139.7
Real Estate Taxes Per Acre	\$32.07
Asking Price - Per Acre	\$10,000
Total Purchase Price	\$363,200



▼ Tract #2 - 135.84 Acres

This tract of productive soils (*St. Charles, Lawson and Orthents*) is located 3 miles east of Clinton. It has excellent access on a township road.

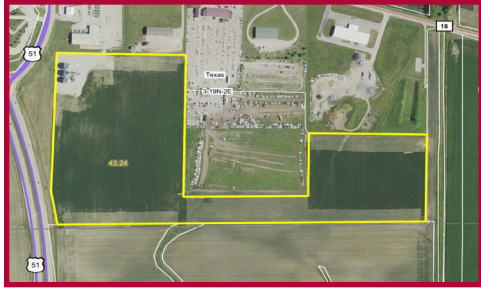
Total Acres:	135.84
Tillable Acres:	117.76
Productivity Index	126.1
Real Estate Taxes Per Acre	\$15.30
Asking Price - Per Acre	\$7,500
Total Purchase Price	\$1,018,800



▼ Tract #3 - 43.24 Acres and Grain Handling Facility

This tract is located at the south edge of Clinton adjacent to the John Deere dealership. It contains highly productive farmland with development potential. This modern grain drying and storage facility perfectly accommodates today's grain farming operations. (see insert).

Total Acres: 43.24
Tillable Acres: 41.11
Productivity Index 136.9



Asking Price: \$475,640



Asking Price: \$1,000,000

▼ Tract #4 - 68.60 Acres

This tract of highly productive soils (Catlin, Sable and Ipava) is located directly southeast of Clinton. It has excellent access on a county highway.

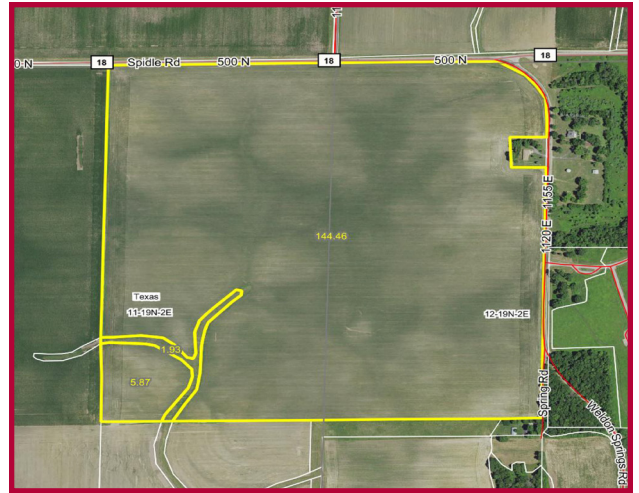
Total Acres: 68.60
Tillable Acres: 68.60
Productivity Index 133.9
Real Estate Taxes Per Acre \$32.07
Asking Price - Per Acre \$10,700
Total Purchase Price \$734,020



▼ Tract #5 - 155.00 Acres

This tract of highly productive soils (Sable, Catlin, Birkbeck and Ipava) is located 1 mile southeast of Clinton. It has excellent access on a township road.

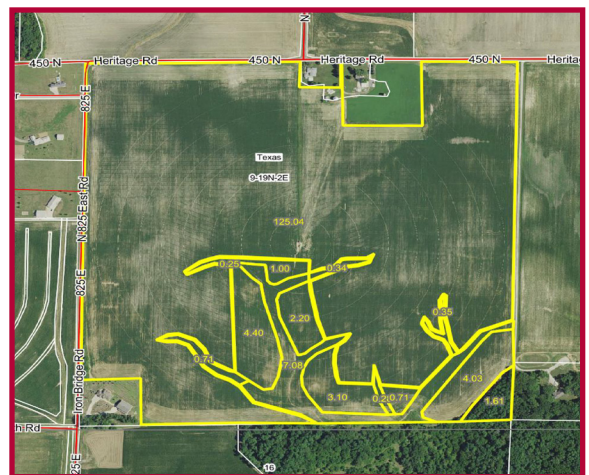
Total Acres: 155.00
Tillable Acres: 151.33
Productivity Index 132.7
Real Estate Taxes Per Acre \$25.53
Asking Price - Per Acre \$10,500
Total Purchase Price \$1,627,500



▼ Tract #6 - 151.10 Acres

This tract of productive soils (Birkbeck, Keomah, Sable and Russell) is located 2 miles southwest of Clinton. It has excellent access on a township road.

Total Acres: 151.10
Tillable Acres: 149.49
Productivity Index 120.2
Real Estate Taxes Per Acre \$17.12
Asking Price - Per Acre \$10,250
Total Purchase Price \$1,548,775



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



Heartland Ag Group, Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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