



Heartland Ag
Group Ltd.

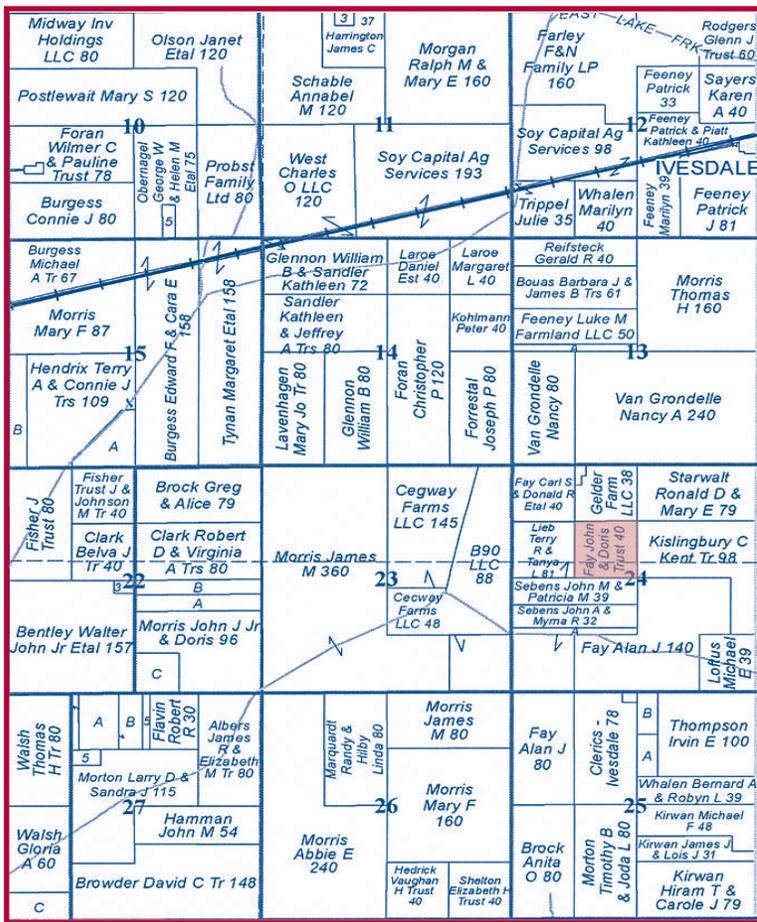
Farmland For Sale

John & Doris Fay Family Trust Farm

40 Acres - Prime Farmland

**Bement Township
Piatt County, Illinois**

The John & Doris Fay Family Trust farmland is located 1 mile south of Ivesdale, Illinois and 5 miles east of Bement. The soils are primarily Flanagan and Drummer with a productivity index of 143.7. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▼ Access Easement

Access to the John & Doris Fay Family Trust farmland is directly off of the Bement blacktop (*Bodman Road*). The easement is 20 feet wide and goes along the full west side of the northwest quarter of Section Twenty-four (24).

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the John & Doris Fay Family Trust farmland:

Parcel ID #	Acres	2016 Assessed Value	2016 Taxes Payable in 2017	Rate Per Acre
01-24-17-006-003-02	40.00	\$24,348	\$2,102.26	\$52.56

▼ Farm Operator and Lease

The John & Doris Fay Family Trust farm is being operated under the terms of a cash rent lease for year 2018 by John Morris, Jr. and Dan Morris. The primary crops grown in the area are corn and soybeans. John and Dan do an excellent job of farming and would like to continue their farming operation for the new owners.

▼ FSA Data

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

Farm No:	159
Tract No:	1615
Total Acres	40.49
Tillable Acres	40.00
Corn Base Acres	33.33
PLC Corn Yield	168
Wheat Base Acres	6.67
PLC Wheat Yield	58

Note - The Piatt County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.

▼ Location

The John & Doris Fay Family Trust farmland is located 1 mile south of Ivesdale and 5 miles east of Bement, Illinois. Access to the property is provided by a 20 foot wide easement along the west side of the property. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the John & Doris Fay Family Trust farmland.

Parcel ID #01-24-17-006-003-02 (40.00 acres)

The Southeast Quarter (SE 1/4) if the Northwest Quarter (NW 1/4) of Section Twenty-four (24), and also a perpetual easement for ingress and egress 20 feet in width along the full west side of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Seventeen North (T17N), Range Five East (R5E) of the 3rd Principal Meridian, Bement Township, Piatt County, Illinois.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the John & Doris Fay Family 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)
154	Flanagan silt loam	20.19	50.5%	144.0	160.0
152	Drummer silty clay loam	18.38	46.0%	144.0	150.0
171	Catlin silt loam	0.76	1.9%	136.6	143.6
153	Pella silty clay loam	0.67	1.6%	136.0	140.0
Weighted Averages		40.00	100%	143.7	154.8
Non-tillable		0.00			
Total		40.00			

▼ 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 John & Doris Fay Family 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 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 John & Doris Fay Family Trust farmland for sale as follows:

40.00 acres @ \$11,150 per acre = \$446,000 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
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*. -