



**Heartland Ag
Group Ltd.**

Farmland For Sale

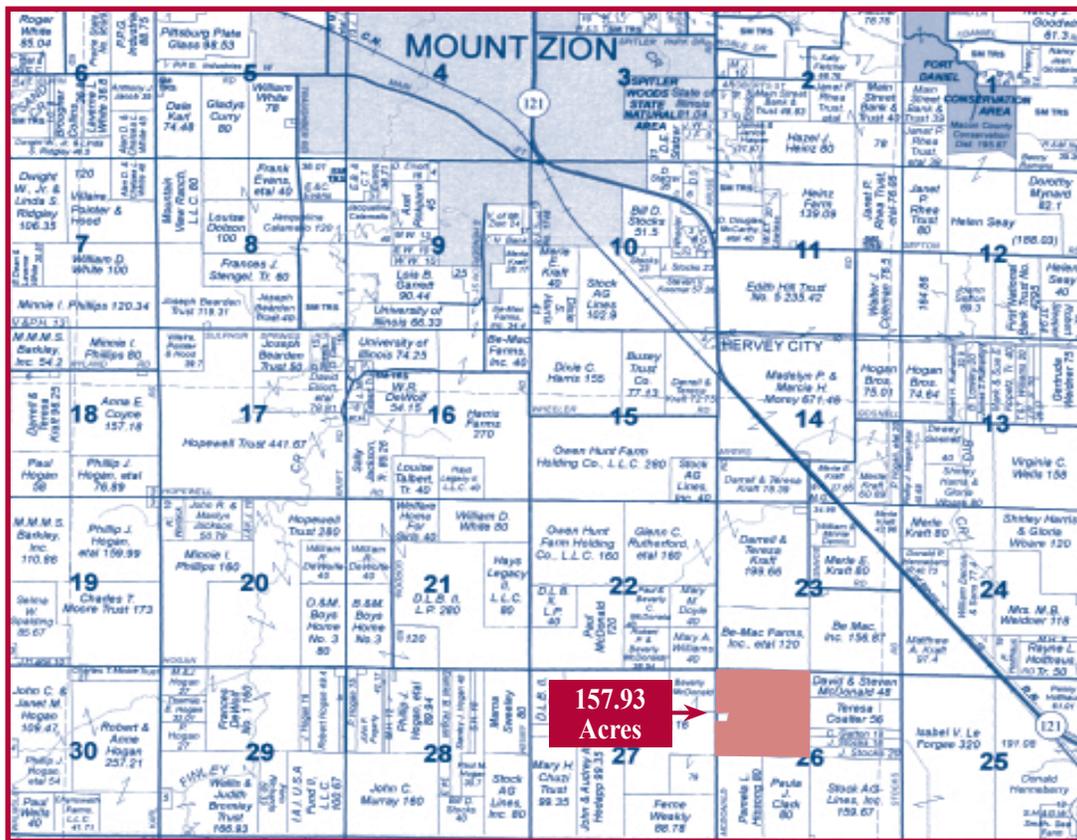


Joseph L. Bearden Family Farm

157.93 Acres - Prime Farmland

**Mt. Zion Township
Macon County, Illinois**

This Joseph L. Bearden Family Farm is located 2½ miles southeast of Mt. Zion, Illinois. Access is provided by township roads on the west and north sides. The soil types include Pella, Flanagan and Drummer-Milford with an average productivity index of 138.0. 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

The Joseph L. Bearden Family farm is located 2½ miles southeast of Mt. Zion, Illinois. Access is provided by township roads on the west and north sides. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Joseph L. Bearden Family farm is operated under the terms of a 50/50 crop share lease with David McDonald of Mt. Zion, Illinois. David has a lease on this property for crop year 2015. He does an excellent job of farming and would like to continue his farming operation. Corn and soybeans are the primary crops grown.

▼ Legal Description

Here is a brief legal description for the Joseph L. Bearden Family farm:

Parcel ID # 12-17-26-100-003 (157.93 acres)

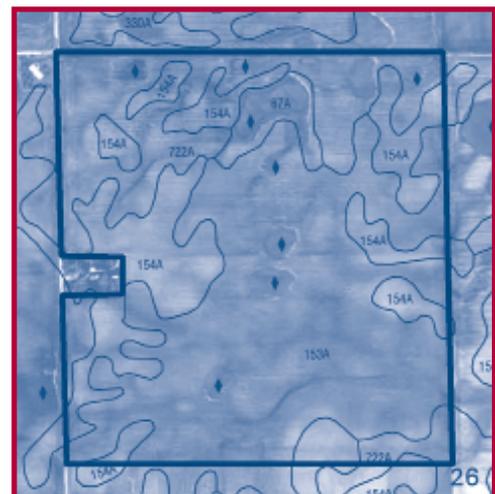
The Northwest Quarter (NW ¼) of Section Twenty-Six (26) (except a 2.03 acre surveyed building site out of the west side of the property) in Township Fifteen (15) North, Range Three (3) East of the 3rd Principal Meridian.

▼ Soil Productivity

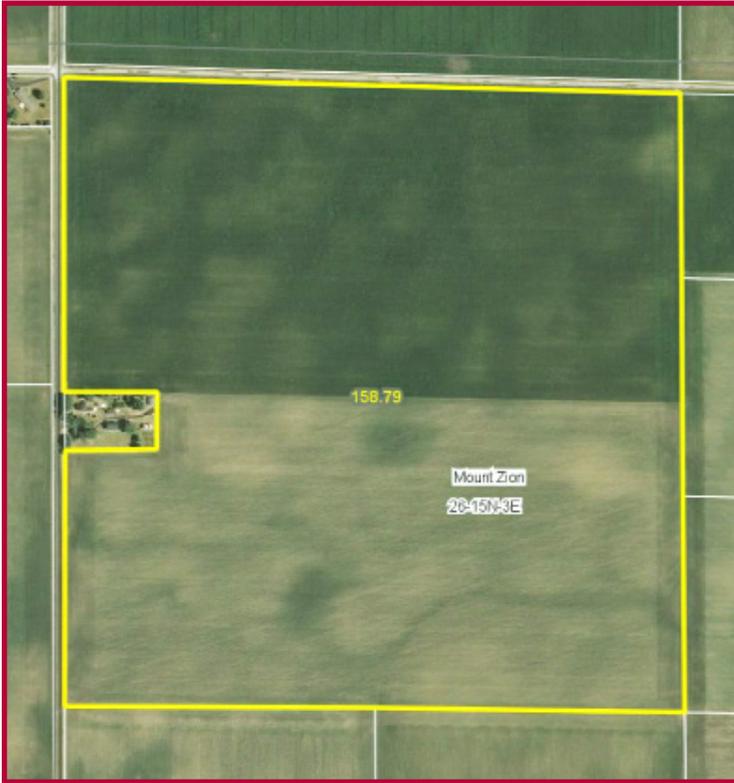
Soil types and productivity ratings on the Joseph L. Bearden Family farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
153	Pella silty clay loam	83.89	53.1%	136.0	140.0
154	Flanagan silt loam	37.93	24.0%	144.0	160.0
722	Drummer-Milford silty clay	30.53	19.3%	137.0	150.0
67	Harpster silty clay loam	5.58	3.5%	133.0	135.0
Weighted Averages		157.93	100%	138.0	146.6
Non-tillable		0.00			
Total		157.93			

▼ Soil Map



▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ FSA Data

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

Farm No.	1225
Tract No.	1380
Total Acres	161.03
Tillable Acres	158.79
Corn Base Acres	105.5
Direct Payment Corn Yield	140
Counter-cyclical Payment Corn Yield	140
Soybean Base Acres	53.3
Direct Payment Soybean Yield	39
Counter-cyclical Payment Soybean Yield	39

Note – The Joseph L. Bearden Family farm is considered to be non-highly erodible soils. Wetland determinations are not complete.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Joseph L. Bearden Family farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
12-17-26-100-003	157.93	\$64,761	\$4,052.04	\$25.66

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Joseph L. Bearden Family farm 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.

The Joseph L. Bearden Family farm is represented by two Attorneys whose contact information is as follows:

Elmer Hawkins
Brown, Hawkins, Basola & Mattingly
234 Franklin St.
Decatur, IL 62523

James Lestikow
Hinshaw & Culbertson, LLP
400 S. Ninth Street, Ste. 200
Springfield, IL 62701

▼ 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 Joseph L. Bearden Family farm for sale as follows:

157.93 acres @ \$13,250 per acre = \$2,092,572 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, Suite 100
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

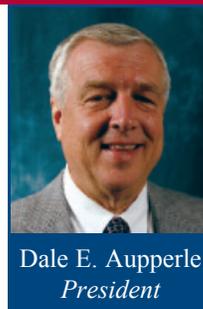
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -