



**Heartland Ag
Group Ltd.**

Farmland For Sale



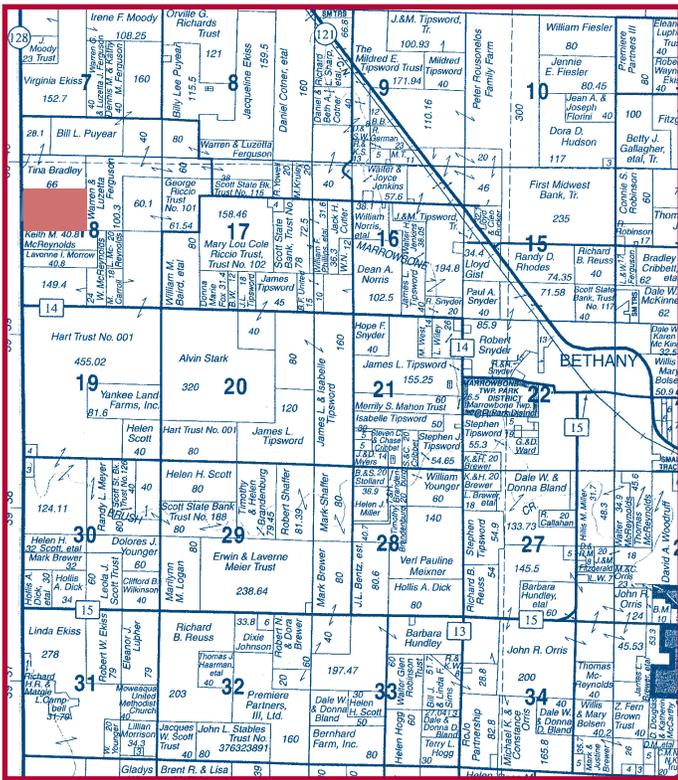
This photograph was taken from the southwest corner facing north along the west boundary which is formed by Illinois State Route 128.

Kincaid Family et al. Farm

64.20 Acres - Prime Farmland

**Marrowbone Township
Moultrie County, Illinois**

The Kincaid Family et al. Farm is located approximately 3 miles west of Bethany, Illinois. Access is excellent from State Highway 128 that forms the west boundary. The soils are Drummer-Milford and Flanagan. The overall productivity index of 139.4. Details of 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.

▲ Legal Description

Here is a brief legal description for the Kincaid Family et al. farmland:

Tract #1 – Parcel ID # 04-04-18-000-104 – 46.50 Acres

South 49 acres of the following described tract of land: The South Half (S ½) of the Northwest fractional quarter of Section 18, Township 14 North, Range 4 East of the Third Principal Meridian, also known as the South Half (S ½) of Lots One (1) and Two (2) of the Northwest fractional quarter of Section 18, Township 14 North, Range 4 East of the Third Principal Meridian, containing 66.70 acres more or less, in Moultrie County, Illinois; EXCEPT Beginning at the Intersection of the East Right of Way line of Illinois Route 128 (Rt. 169 Sec. 116) and the South line of the Northwest fractional Quarter of Section 18, Township 14 North, Range 4 East of the 3rd P.M.; thence North along said East Right of Way line, 420.0 feet; thence East parallel with said South line 259.29 feet; thence South 420.0 feet to said South line; thence West 259.39 feet along said South line to the point of beginning, Moultrie County, Illinois.

Tract #2 – Parcel ID # 04-04-18-000-103 – 8.7 Acres

The North 8.7 acres of the North 18.0 acres of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section Eighteen (18), Township Fourteen North (T14N), Range Four East (R4E) of the 3rd Principal Meridian, Marrowbone Township, Moultrie County, Illinois.

Tract #3 – Parcel ID # 04-04-18-000-102 – 9.0 Acres

The South 9.0 acres of the Northwest Quarter (NW ¼) of Section Eighteen (18), Township Fourteen North (T14N), Range Four East (R4E) of the 3rd Principal Meridian, Marrowbone Township, Moultrie County, Illinois.

▲ Location

The Kincaid Family et al. Farm is located approximately 3 miles west of Bethany, Illinois Access is excellent from State Highway 128 that forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



This aerial photograph was provided by AgriData, Inc.

▲ Farm Operator and Lease

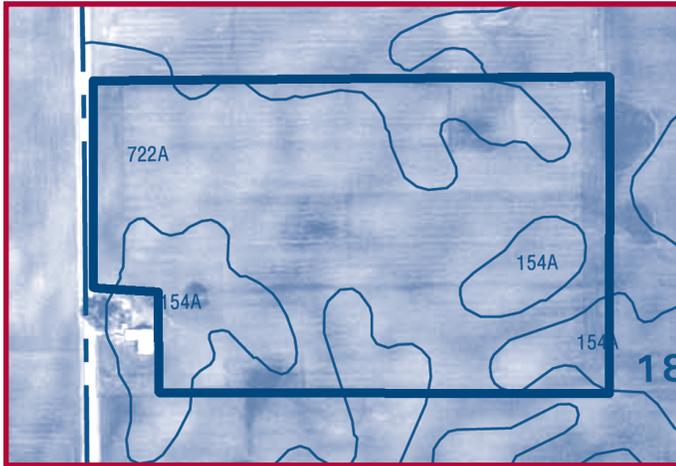
Mike Bland of Bethany is operating this farm in 2011 on a cash rent lease arrangement. Corn and soybeans are the primary crops.

▲ Soil Productivity

Soil types and productivity ratings on the Kincaid Family et al. 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) |
|--------------------------|---------------------------------|--------------|-------------|--------------------------|---------------------------|
| 722 | Drummer-Milford silty clay loam | 42.00 | 65.4% | 137.0 | 150.0 |
| 154 | Flanagan silt loam | 22.20 | 34.6% | 144.0 | 160.0 |
| Weighted Averages | | 64.20 | 100% | 139.4 | 153.5 |
| Non-tillable | | 0.00 | | | |
| Total | | 64.20 | | | |

▲ Soil Map



▲ FSA Data

The following information was provided by the Moultrie County Farm Service Agency (FSA) office in Sullivan, Illinois.

| | |
|--|------|
| Farm No. | 2130 |
| Total Acres | 67.3 |
| Tillable Acres | 64.7 |
| Corn Base Acres | 48.5 |
| Direct Payment Corn Yield | 138 |
| Counter-cyclical Payment Corn Yield | 138 |
| Soybean Base Acres | 16.2 |
| Direct Payment Soybean Yield | 32 |
| Counter-cyclical Payment Soybean Yield | 32 |

Note - The Moultrie County FSA office has verified this farm is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified in this property.

▲ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Kincaid Family et al. farmland.

| <u>Parcel ID #</u> | <u>Acres</u> | <u>2010 Assessed Value</u> | <u>2010 Taxes Payable in 2011</u> | <u>Rate Per Acre</u> |
|---------------------------|--------------|----------------------------|-----------------------------------|----------------------|
| Tract #1 04-04-18-000-104 | 46.50 | \$13,923 | \$1,284.82 | \$27.63 |
| Tract #2 04-04-18-000-103 | 8.70 | \$2,665 | \$245.94 | \$28.27 |
| Tract #3 04-04-18-000-102 | 9.00 | \$2,510 | \$231.62 | \$25.74 |
| Total | 64.20 | \$19,098 | \$1,762.38 | \$27.45 |

▲ 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 Kincaid Family et al. 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.

The Kincaid Family et al. Farmland is represented by Christopher M. Ellis, Attorney At Law, whose contact information is as follows:

Bolen, Robinson & Ellis, LLP
Christopher M. Ellis
202 South Franklin Street, 2nd Floor
Decatur, IL 62523
Phone: (217) 429-4296
Fax: (217) 329-0034

▲ 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

The Kincaid Family et al. Farm is offering the farmland for sale as follows:

64.2 acres @ \$10,750 per acre = \$690,150 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. Upperle, 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

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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

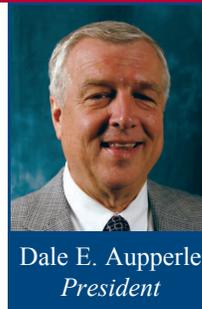
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -