



Heartland Ag
Group Ltd.

Farmland For Sale

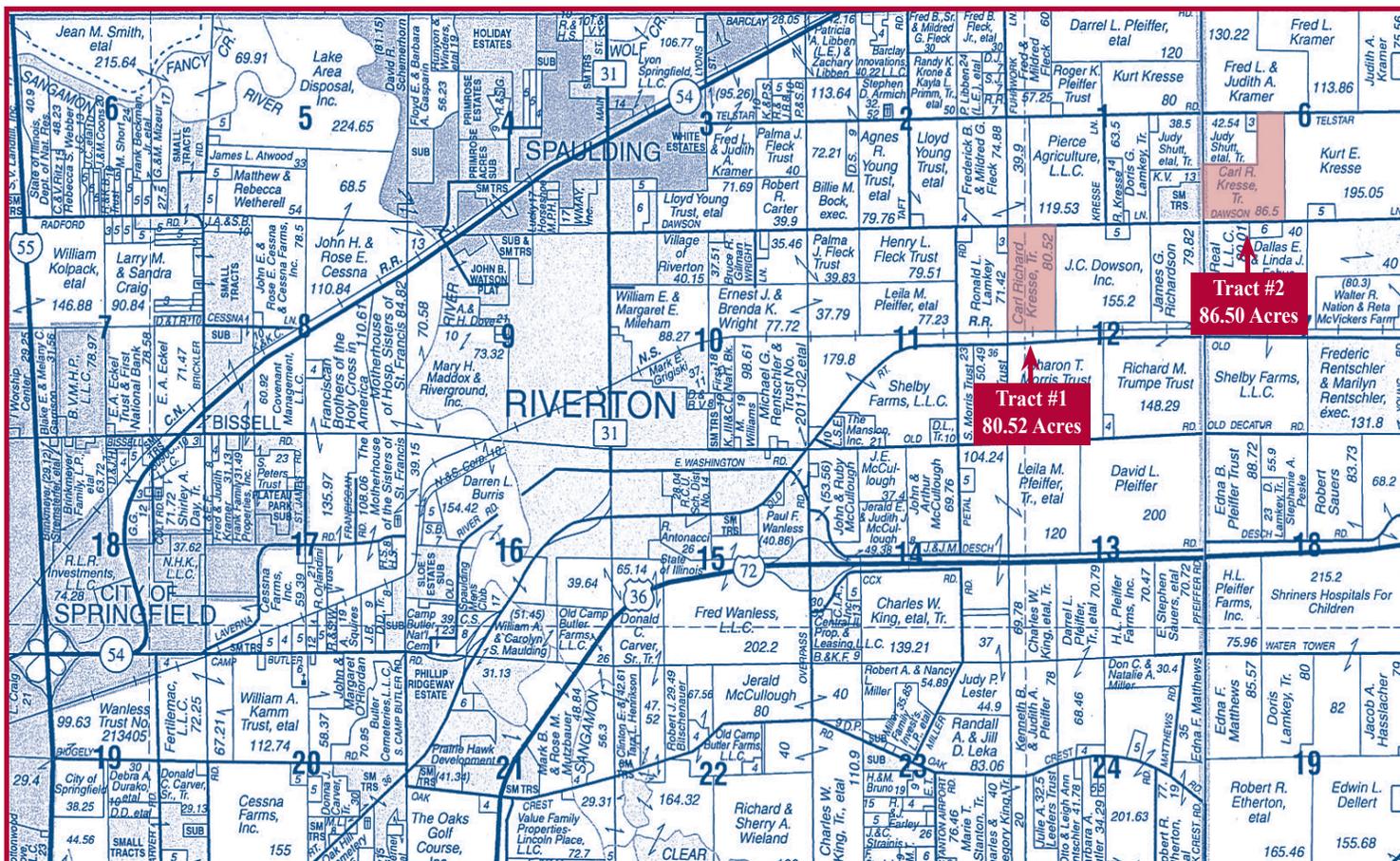
Kresse Trust Farms

Tract #1 - 80.52 Acres
Prime Farmland

Tract #2 - 86.50 Acres
Prime Farmland

Mechanicsburg & Clear Lake Townships
Sangamon County, Illinois

The Kresse Trust Farms are located approximately 5 miles northeast of Springfield, Illinois. The soils are primarily Osco, Sable and Ipava with productivity indexes ranging from 135.8 to 138.0. Details on these farms 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 Kresse Trust farms are located approximately 5 miles northeast of Springfield, Illinois. Both tracts are accessible by a township road. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Kresse Trust farmland:

**Tract #1 - Parcel ID # 15-12-100-006 (72.77 acres)
Parcel ID # 15-12-100-001 (7.75 acres)**

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Twelve (12), except therefrom the right-of-way of the Norfolk and Western Railway Company; all that part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twelve (12) lying North of the Norfolk and Western Railway Company; all in Township Sixteen North (T16N), Range Four West (R4W), of the 3rd P.M., Clear Lake Township, Sangamon County, Illinois.

**Tract #2 - Parcel ID # 16-05-300-007 (40.00 acres)
Parcel ID # 16-06-300-003 (28.61 acres)
Parcel ID # 16-06-300-005 (17.89 acres)**

The South Half (S 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4), and the West Half (W 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Six (6), Township Sixteen North (T16N), Range Three West (R3W) of the 3rd P.M., Mechanicsburg Township, Sangamon County, Illinois.

▼ Farm Operator and Lease

The Kresse Trust farms are being operated under the terms of a cash rent lease for year 2016 by Charles and Kurt Kresse. They have paid the rent in full as of March 1, 2016. Charles and Kurt do an excellent job and would like to continue their farming operation.

▼ Soil Productivity

Soil types and productivity ratings on the Kresse Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

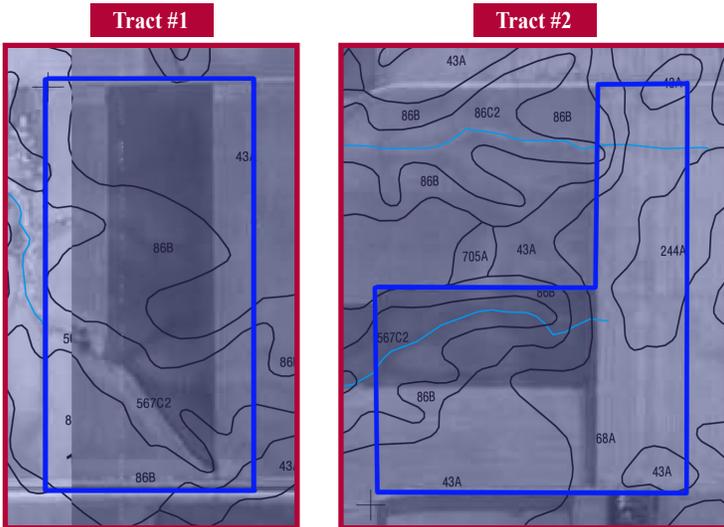
Tract #1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
86	Osco silt loam	36.14	46.5%	139.6	148.5
43	Ipava silt loam	26.16	33.7%	142.0	160.0
567	Elkhart silt loam	15.27	19.6%	116.3	117.5
86	Osco silty clay loam	0.16	0.2%	131.1	141.0
Weighted Averages		77.73	100%	135.8	146.3
Non-tillable		2.79			
Total		80.52			

Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	30.36	35.6%	143.0	155.0
43	Ipava silt loam	24.37	28.6%	142.0	160.0
486	Osco silt loam	10.53	12.4%	139.6	148.5
567	Elkhart silt loam	10.39	12.2%	116.3	117.5
244	Hartsburg silty clay loam	9.55	11.2%	134.0	140.0
86	Osco silt loam	0.06	0.1%	131.1	141.0
Weighted Averages		85.26	100%	138.0	149.4
Non-tillable		1.24			
Total		86.50			

▼ Soil Maps



▼ Aerial Photographs



Aerial photograph was provided by the AgriData, Inc.

▼ FSA Data

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

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	5690	8568
Tract No:	2581	29401 & 29444
Tillable Acres	77.73	85.26
Corn Base Acres	56.80	67.70
PLC Corn Yield	185	185
Soybean Base Acres	19.40	17.40
PLC Soybean Yield	56	56
Wheat Base Acres	0	.20
PLC Wheat Yield	0	44

Note - The Sangamon County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Sangamon County Treasurer has provided the following real estate tax information on the Kresse Trust farmland:

Tract #1

<u>Parcel ID #</u>	<u>Acres</u>	<u>2015 Assessed Value</u>	<u>2015 Taxes Payable in 2016</u>	<u>Rate Per Acre</u>
15-12-100-006	72.77	\$29,944	\$2,167.74	\$29.78
15-12-100-001	7.75	\$2,815	\$203.80	\$26.30
	80.52	\$32,759	\$2,371.50	\$29.45

Tract #2

<u>Parcel ID #</u>	<u>Acres</u>	<u>2015 Assessed Value</u>	<u>2015 Taxes Payable in 2016</u>	<u>Rate Per Acre</u>
16-06-300-007	40.00	\$19,228	\$1,360.92	\$34.02
16-06-300-003	28.61	\$13,779	\$975.26	\$34.09
16-06-300-005	17.89	\$6,096	\$431.46	\$24.12
	86.50	\$39,103	\$2,767.64	\$32.00

▼ 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 Kresse 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 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 Kresse Trust farmland for sale as follows:

Tract #1 - 80.52 acres @ \$11,000 per acre = \$885,720 in total
Tract #2 - 86.50 acres @ \$11,600 per acre = \$1,003,400 in total

▼ 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
Rural Appraiser



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