



Heartland Ag
Group Ltd.

Farmland For Sale



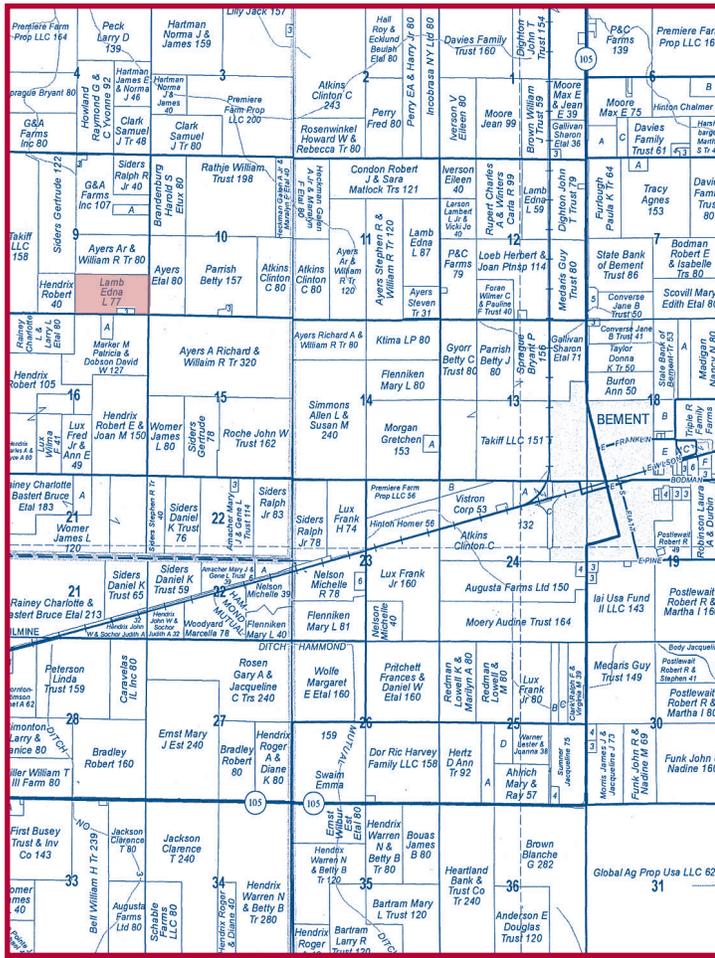
This photograph is taken from the south boundary facing north across this prime tract of farmland.

Lamb Family Farm

77.00 Acres - Prime Farmland

**Willow Branch Township
Piatt County, Illinois**

The Lamb Family Farm is located approximately 3 miles northwest of Bement, Illinois. Access is provided by a township road on the south and east sides of the farm. The primary soils are Drummer, Proctor, and Elburn with a productivity index of 139.3. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▲ Farm Operator

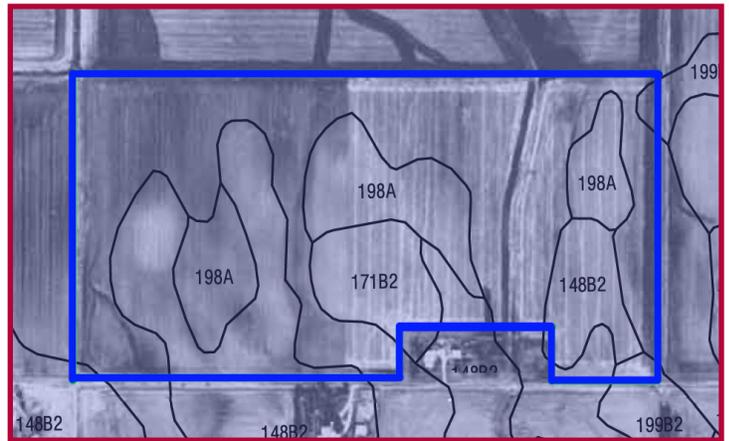
The Lamb Family farm is being operated under the terms of a cash rent lease for year 2022 by Lynn Larson. Lynn does an excellent job farming and would like to continue his farming operation. Corn and soybeans are the primary crops grown in the area.

▲ Soil Productivity

Soil types and productivity ratings on the Lamb 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)
152	Drummer silty clay loam	38.36	51.5%	144.0	150.0
148	Proctor silt loam	16.83	22.6%	128.3	134.4
198	Elburn silt loam	13.20	17.7%	143.0	155.0
171	Catlin silt loam	5.36	7.2%	131.1	139.2
199	Plano silt loam	0.39	0.5%	134.9	139.2
199	Plano silt loam	0.34	0.5%	140.6	143.6
Weighted Averages		74.48	100%	139.3	146.5
Non-tillable		<u>2.52</u>			
Total		77.00			

▲ Soil Map



▲ Location

The Lamb Family Farm is located approximately 3 miles northwest of Bement, Illinois. Access is provided by a township road on the south and east sides of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▲ Legal Description

Here is a brief legal description of the Lamb Family farmland:

77.00 acres located in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Seventeen North (T17N), Range Five East (R5E) of the 3rd Principal Meridian, Willow Branch Township, Piatt County, Illinois.

▲ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Lamb Family farmland.

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
08-09-17-005-011-00	77.00	\$45,451	\$4,141.36	\$53.78

▼ Aerial Photograph



This aerial photograph was provided by AgriData, Inc.

▲ FSA Data

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

Farm No.	551
Tract No.	794
Tillable Acres	74.50
Corn Base Acres	38.50
PLC Corn Yield	147
Soybean Base Acres	36.00
PLC Soybean Yield	48

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

▲ 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers.

▲ Terms and Conditions

The buyer(s) will be asked to sign a written contract to purchase the Lamb Family 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 Lamb Family farm is represented by William F. Tracy II, Attorney At Law, whose contact information is as follows:

William F. Tracy II
Miller, Tracy, Braun, Funk & Paisley, Ltd.
316 South Charter Street
Monticello, IL 61856
Phone: (217) 762-9416

▲ 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 Lamb Family Farm is offering the farmland for sale as follows:

77.00 acres @ \$16,500 per acre = \$1,270,500 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
Designated Managing Broker
President - Heartland Ag Group Ltd.
1401 Koester Drive
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

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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
Rural Appraiser



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Web: www.heartlandaggroup.com

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