



Heartland Ag
Group Ltd.

Farmland For Sale

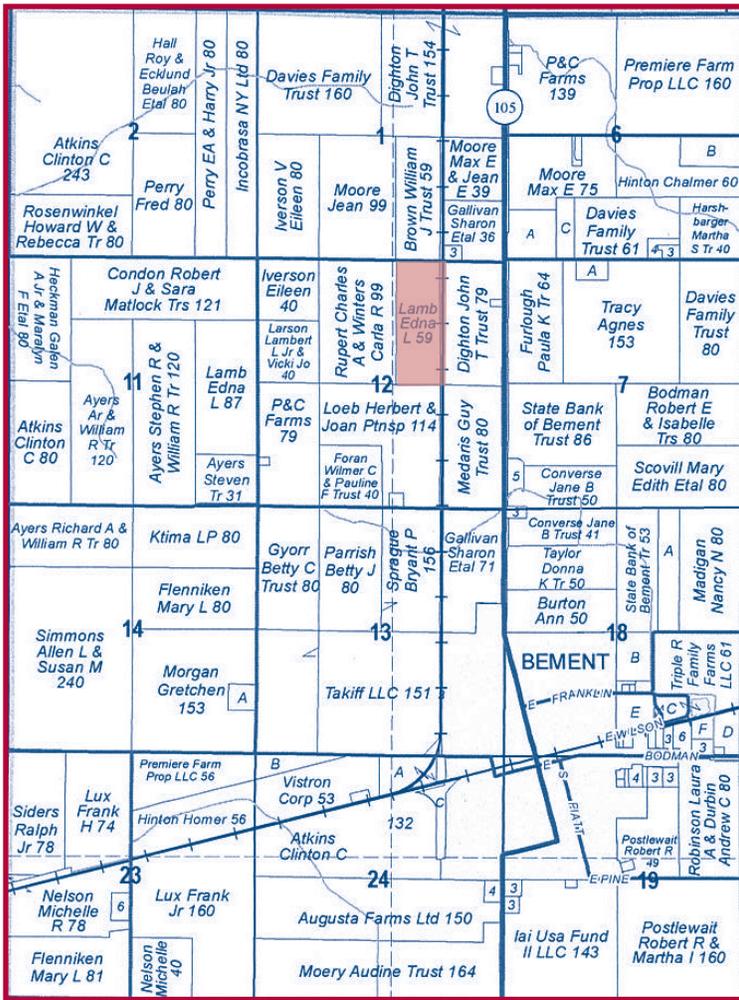


Lamb Family Farm

58.67 Acres
Top Quality Farmland

Bement Township
Piatt County, Illinois

The Lamb Family Farm is located 1 mile northwest of Bement. The soils include Drummer, Flanagan, and Peotone with a productivity index of 138.5. 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 Lamb Family Farm is located 1 mile northwest of Bement. Public access to the property is provided by a township road. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

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

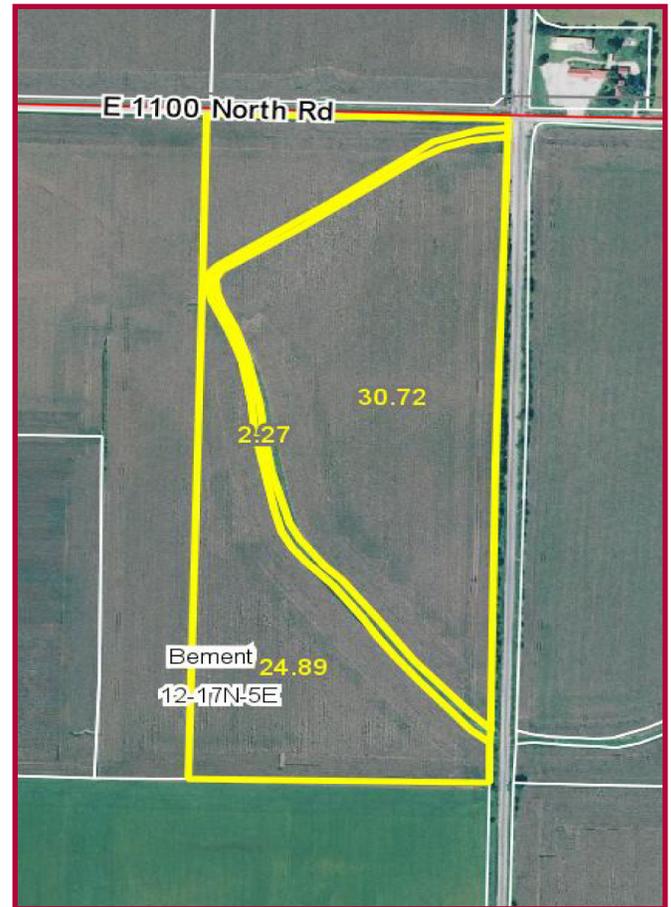
Parcel ID #01-12-17-005-003-00 (59.00 acres)

58.67 acres lying West of the railroad right-of-way in the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Seventeen (17) North, Range Five (5) East of the 3rd Principal Meridian, Bement Township, Piatt County, Illinois.

▼ Survey

This property contains 58.67 acres as documented by a survey by L. Dale Crowe Land Surveyor in March 1973.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ FSA Data

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

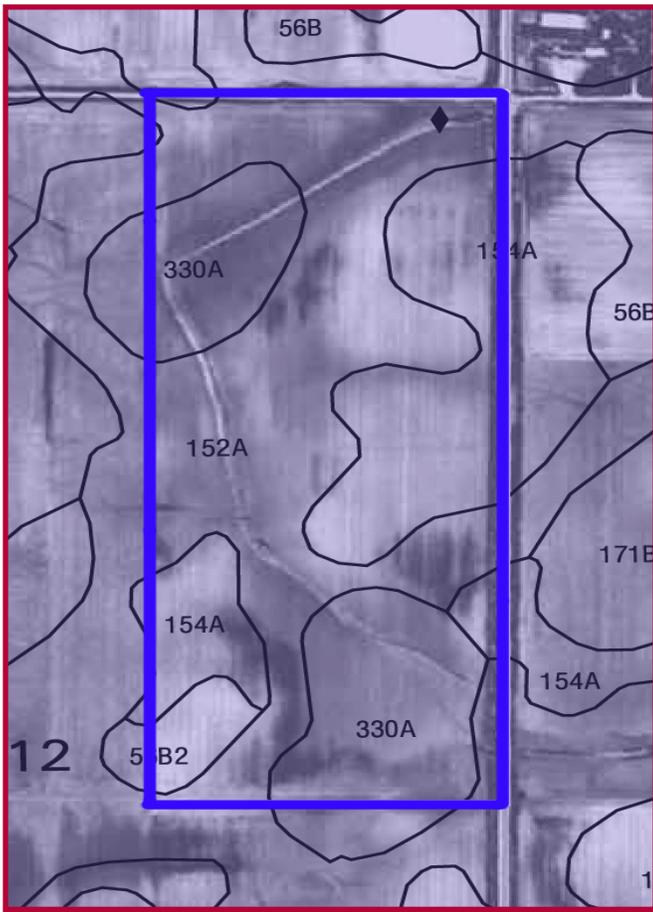
Farm No.	3966
Tillable Acres	57.04
Corn Base Acres	28.5
PLC Corn Yield	157
Soybean Base Acres	28.5
PLC Soybean Yield	47

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

▼ Farm Operator and Lease

The Lamb Family farm was operated under the terms of a cash rent lease for year 2017 by Lynn Larson. Corn and soybeans are the primary crops grown in the area. Lynn does an excellent job of farming and would like to continue his farming operation. Possession to a buyer is open for the 2018 crop year.

▼ Soil Map



▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
152	Drummer silty clay loam	26.74	48.1%	144.0	150.0
154	Flanagan silt loam	14.04	25.3%	144.0	160.0
330	Peotone silty clay loam	12.91	23.2%	123.0	120.0
56	Dana silt loam	1.91	3.4%	124.5	134.4
Weighted Averages		55.60	100%	134.1	143.2
Non-tillable		<u>3.07</u>			
Total		58.67			

▼ Tax Information

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

<u>Parcel ID #</u>	<u>Acres</u>	<u>2016 Assessed Value</u>	<u>2016 Taxes Payable in 2017</u>	<u>Rate Per Acre</u>
01-12-17-005-003-00	59.00	\$26,107	\$2,499.64	\$42.37

▼ 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 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.

▼ 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 Lamb Family farmland for sale as follows:

58.67 acres @ \$9,250 per acre = \$542,697 in total

▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. 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

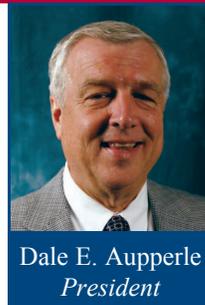
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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

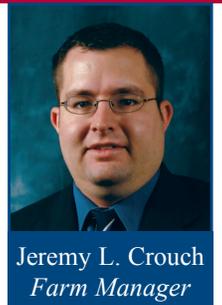
Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle
President



Ryan E. Aupperle
Farm Manager



Jeremy L. Crouch
Farm Manager