



Heartland Ag
Group Ltd.

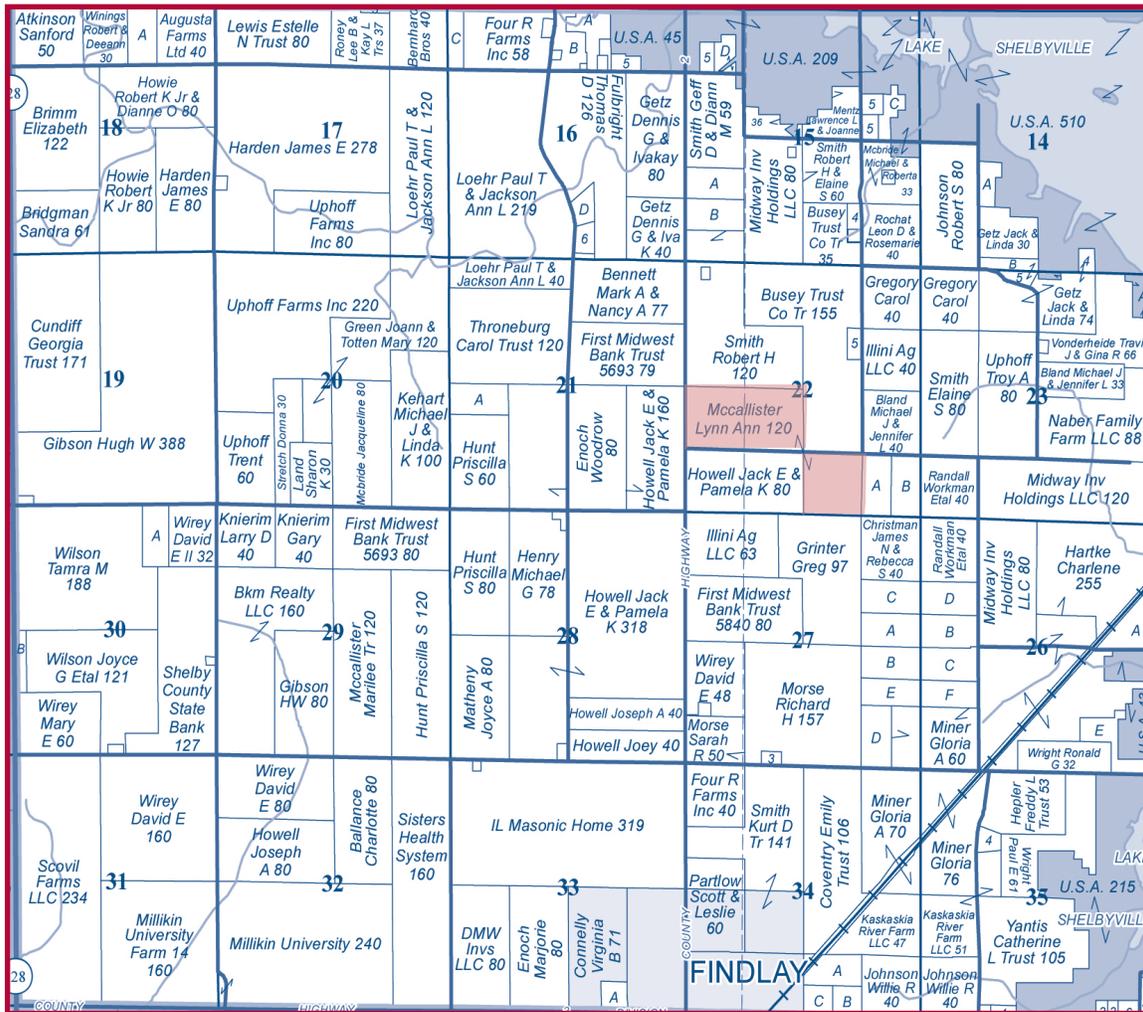
Farmland For Sale

Lynn McCallister Farm

**120.00 Acres
Prime Farmland**

**Todds Point Township
Shelby County, Illinois**

The Lynn McCallister Farm is located 2 miles north of Findlay. The soils include Drummer and Flanagan with a productivity index of 144.0. 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 Lynn McCallister Farm is located 2 miles north of Findlay. Public access to the property is provided by township roads which form the west and south boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Lynn McCallister farmland:

Parcel ID #: 2205-22-00-400-003 (40.00 acres)
2205-22-00-300-001 (80.00 acres)

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-two (22); and the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-two (22) all in Township Thirteen North (T13N), Range Four East (R4E) in the Third Principal Meridian (3rd PM), Todds Point Township, Shelby County, Illinois.

▼ FSA Data

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

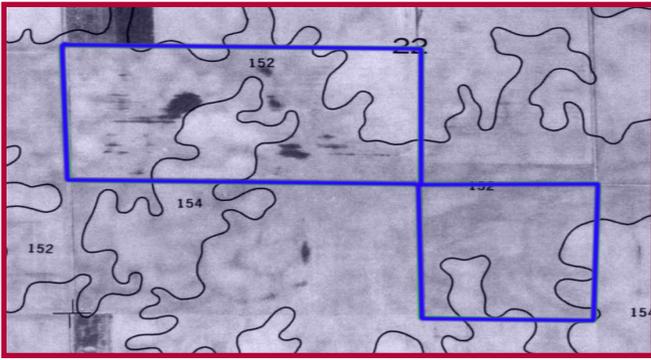
Tract No.	3074
Farm No.	11202
Tillable Acres	120.50
Corn Base Acres	65.60
PLC Corn Yield	134
Soybean Base Acres	54.70
PLC Soybean Yield	42

Note - The Shelby 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 Lynn McCallister farm has been operated under the terms of a crop share lease by Joey Howell. Corn and soybeans are the primary crops grown in the area. Joey does an excellent job of farming and would like to continue his farming operation. Possession to a buyer is open for the 2020 crop year.

▼ Soil Map



▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (1156)
			Farm	Index (811)	
152	Drummer silty clay loam	86.32	71.9%	144.0	150.0
154	Flanagan silt loam	33.68	28.1%	144.0	160.0
Weighted Averages		120.00	100%	144.0	152.8
Non-tillable		0.00			
Total		120.00			

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Tax Information

The Shelby County Treasurer has provided the following real estate tax information on the Lynn McCallister farmland:

Parcel ID #	Acres	2018		Rate Per Acre
		Assessed Value	Taxes Payable in 2019	
2205-22-00-400-003	40.00	\$26,267	\$1,988.50	\$49.71
2205-22-00-300-001	80.00	\$51,936	\$3,931.72	\$49.71
	120.00	\$78,203	\$5,920.22	\$49.34

▼ 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 Lynn McCallister 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 Lynn McCallister farmland for sale as follows:

120.00 acres @ \$11,000 per acre = \$1,320,000 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
 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

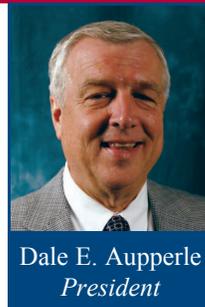
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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
Rural Appraiser



Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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