



Heartland Ag
Group Ltd.

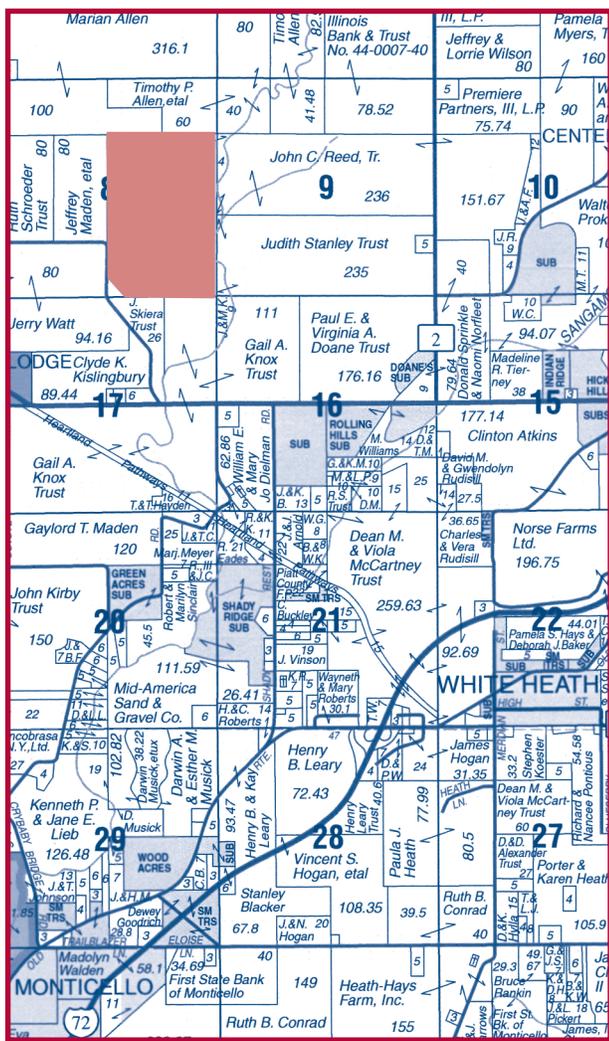
Farmland For Sale

Madden Family Farm

242.80 Acres - Prime Farmland

**Sangamon Township
Piatt County, Illinois**

The Madden Family Farmland is located 3 miles north of Monticello, Illinois (2 miles northwest of White Heath). Access is provided by a township road which forms a portion of the west boundary. Soils include Catlin, Flanagan, and Plano. This farm is 95% tillable with a productivity index of 131.8. Details on each farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section No. Nine (9), all being Township No. Nineteen (19) North, Range No. Six (6) East of the Third Principal Meridian, Piatt County, Illinois.

▼ Farm Operator and Lease

The Madden Family Farm is currently operated by Charles and Kevin Dalton of Monticello, Illinois under the terms of a 50/50 crop share lease. Corn and soybeans are the primary crops grown.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Location

The Madden Family Farmland is located 3 miles north of Monticello, Illinois (2 miles northwest of White Heath). Access is provided by a township road which forms a portion of the west boundary. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description for the Madden Family Farmland:

Parcel ID: 06-08-19-006-011-00 (238.80 acres)
06-09-19-006-005-00 (4.00 acres)

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section No. Eight (8); the Southeast Quarter (SE 1/4) of Section Eight (8), excepting the following described tract of land, to-wit: Beginning at the Southwest corner of the Southeast Quarter (SE 1/4) of Section (8) and running thence North along the quarter section line a distance of Two Hundred Ninety-two and 1/10 (292.1) feet; thence South fifty (50) degrees. fifty-four (54) minutes East, Four Hundred Sixty (460.00) feet to the Section Line; thence South Eighty-nine (89) degrees Forty-four (44) minutes West, Three Hundred Fifty-eight and 2/10 (358.2) feet to the place of beginning; ALSO, the West four (4) acres of the

▼ Soil Productivity

Soil types and productivity ratings on the Madden Family Farmland (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)
171	Catlin silt loam	84.80	36.7%	131.1	139.2
154	Flanagan silt loam	46.80	20.3%	144.0	160.0
148	Proctor silt loam	24.30	10.5%	116.1	121.8
199	Plano silt loam	23.70	10.3%	134.9	139.2
56	Dana silt loam	14.40	6.2%	112.7	121.8
107	Sawmill silty clay loam	7.30	3.2%	139.0	140.0
622	Wyanet silt loam	7.30	3.2%	103.2	108.8
68	Sable silty clay loam	6.50	2.8%	143.0	155.0
152	Drummer silty clay loam	5.40	2.3%	144.0	150.0
43	Ipava silt loam	4.50	1.9%	142.0	160.0
171	Catlin silt loam	2.80	1.2%	136.6	143.6
74	Radford silt loam	2.00	0.9%	136.0	140.0
56	Dana silt loam	1.20	0.5%	121.8	131.6
Weighted Averages		231.00	100%	131.7	140.7
Non-tillable		<u>11.80</u>			
Total		242.80			



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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

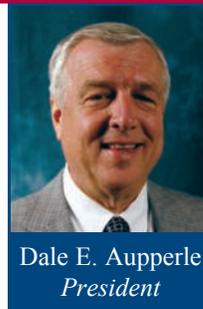
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -