



Heartland Ag  
Group Ltd.

# Farmland For Sale

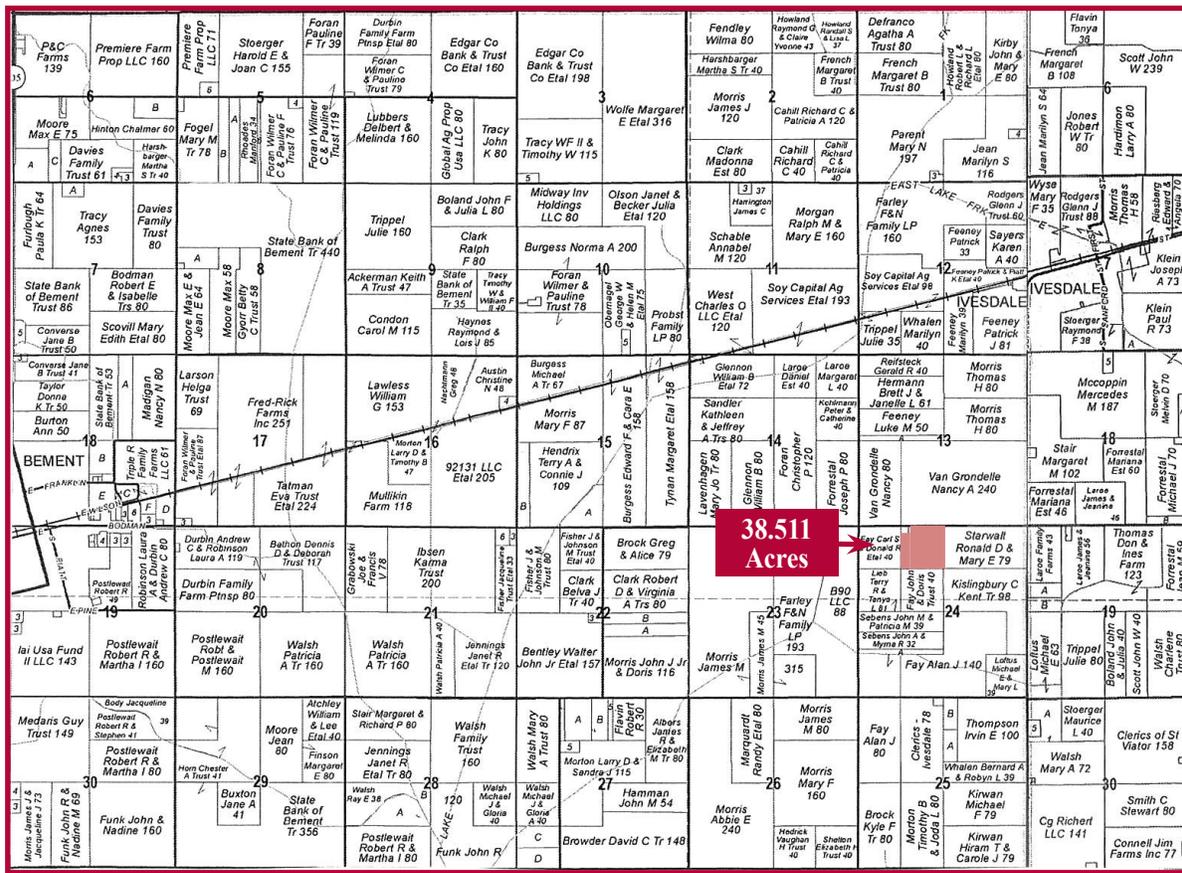


## Margot Hawley Farm

**38.511 Acres - Prime Farmland**

**Bement Township  
Piatt County, Illinois**

The Margot Hawley Farm is located 1 mile south of Ivesdale, Illinois, in Piatt County. Access is provided by Bodman Road which forms the north boundary of the farm. The soils include Flanagan and Drummer with an overall 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.



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### ▼ Location

The Margot Hawley Farm is located 1 mile south of Ivesdale, Illinois, in Piatt County. Access is provided by Bodman Road which forms the north boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▼ Legal Description

Here is a brief legal description for the Margot Hawley farm:

**Parcel ID # 01-24-17-006-002-01 (38.511 acres)**

The Northeast 1/4 of the Northwest 1/4 of Section 24, Township 17 North, Range 6 East of the Third Principal Meridian, in Piatt County, Illinois, except the following described tract: Commencing at a point being the Northwest (NW) corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township 17 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois, thence East 226 feet; thence South 259 feet; thence West 90 feet; thence South 218 feet; thence West 136; thence North 477 feet to the point of beginning.

### ▼ Farm Operator and Lease

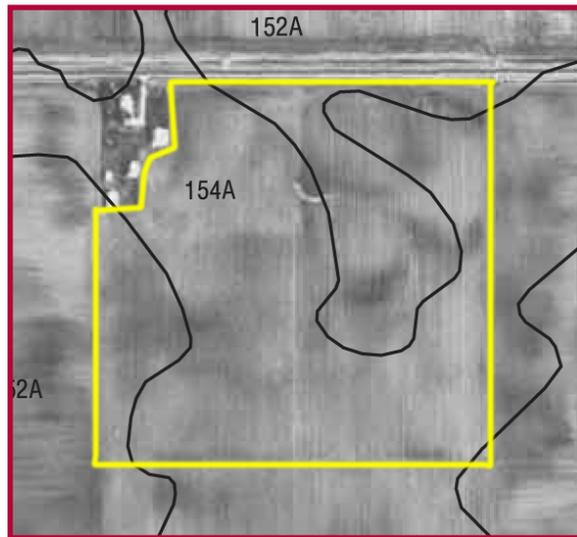
The Margot Hawley farm is operated by John Morris, Jr. and Dan Morris of Bement under the terms of a variable cash rent lease which expires December 31, 2015. John does an excellent job of farming and would like to continue his farming operation for a potential buyer. Corn and soybeans are the primary crops grown.

### ▼ Soil Productivity

Soil types and productivity ratings on the Margot Hawley 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)
154	Flanagan silt loam	25.57	68.9%	144.0	160.0
152	Drummer silty clay loam	11.56	31.1%	144.0	160.0
<b>Weighted Averages</b>		<b>37.13</b>	<b>100%</b>	<b>144.0</b>	<b>156.9</b>
Non-tillable		<u>1.38</u>			
<b>Total</b>		<b>38.51</b>			

### ▼ Soil Map



## ▼ Aerial Photograph



## ▼ Boundary Survey

This tract of land was surveyed on June, 7, 2011 by Robert Cox Surveying of Findlay, Illinois. A copy of the survey is available upon request.

## ▼ FSA Data

The following information was provided by the Piatt County Farm Service Agency (FSA) of Monticello, IL:

Farm No.	144
Tillable Acres	37.25
Corn Base Acres	18.50
Direct Payment Corn Yield	131
Counter-cyclical Payment Corn Yield	167
Soybean Base Acres	18.50
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	50

## ▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Margot Hawley farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
01-24-17-006-003-01	37.97	\$19,280	\$1,681.06	\$44.27

## ▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Margot Hawley farm. 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 Margot Hawley farm for sale as follows:

**38.511 acres @ \$12,900 per acre for a total of \$496,792**

## ▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

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 President - Heartland Ag Group Ltd.  
 1401 Koester Drive, Suite 100  
 Forsyth, IL 62535  
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 Fax: (217) 876-7724  
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 Web: [www.heartlandaggroup.com](http://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  
*Farm Manager*



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