



Heartland Ag
Group Ltd.

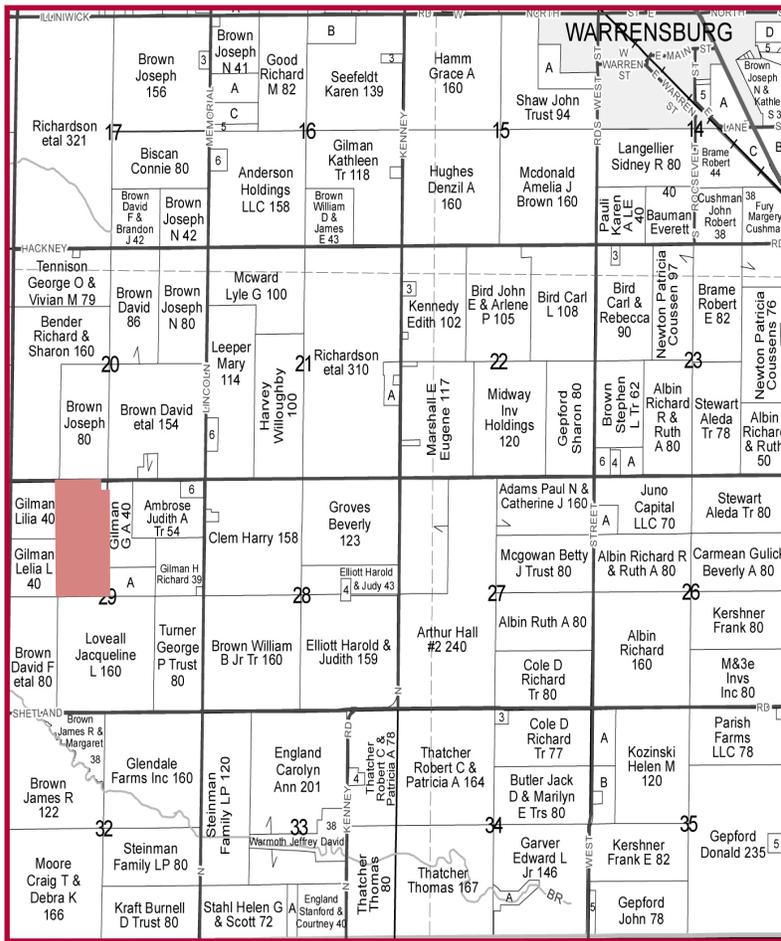
Farmland For Sale

Marian Oliver Estate Farm

76.61 Acres – Prime Farmland

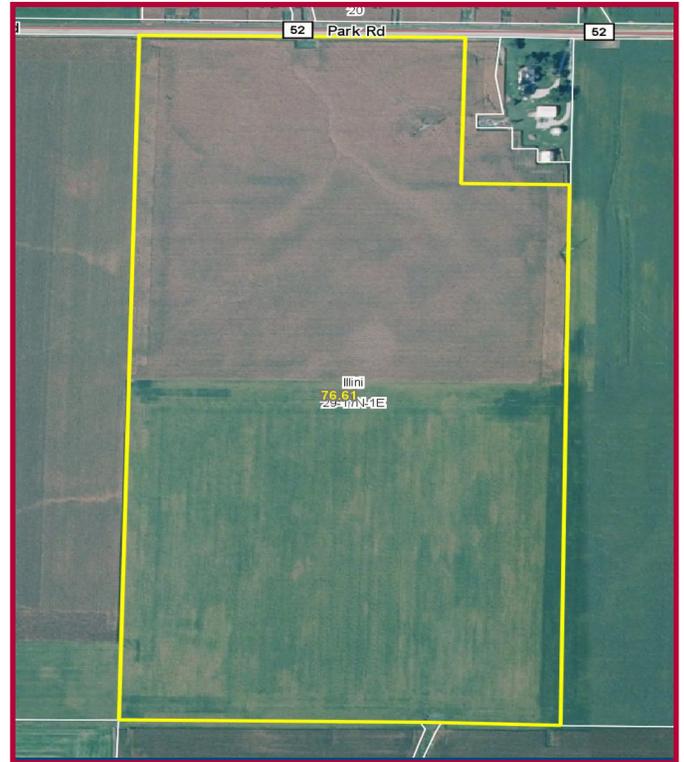
**Illini Township
Macon County, Illinois**

The Marian Oliver Estate farmland is located 2 1/2 miles southwest of Warrensburg, Illinois. The soils include Flanagan and Drummer with a productivity index of 142.7. 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.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

▼ Location

The Marian Oliver Estate farm is located 2 1/2 miles southwest of Warrensburg, Illinois. Access is provided by Park Road which forms the north boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Marian Oliver Estate farmland:

Parcel ID # 08-06-29-100-011 (58.84 acres)

Parcel ID # 08-06-26-100-012 (20.00 acres)

The East Half (E 1/2) of the Northwest Quarter (NW 1/4), Section Twenty-nine (29) (except a 3.39 acre building site in the northeast corner thereof), Township Seventeen North (T17N), Range One East (R1E), of the 3rd Principal Meridian, Illini Township, Macon County, Illinois.

▼ Farm Operator and Lease

The Marian Oliver Estate farm is being operated under the terms of a variable cash rent lease for year 2015 by Brian Gilman. The primary crops grown in the area are corn and soybeans. Brian does an excellent job and would like to continue his farming operation for the new owners.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Marian Oliver Estate 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	
			Farm	Index (811)	Index (1156)	Index (1156)
154	Flanagan silt loam	43.28	56.5%	144.0	160.0	
152	Drummer silty clay loam	21.23	27.7%	144.0	150.0	
679	Blackberry stilt loam	4.93	6.4%	140.6	143.6	
171	Catlin silt loam	4.38	5.7%	136.6	143.6	
206	Thorp silt loam	2.79	3.6%	126.0	125.0	
Weighted Averages		76.61	100%	142.7	154.0	
Non-tillable		0.00				
Total		76.61				

▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois (The numbers below will be adjusted slightly by the sale of the building site in the northeast corner which had some tillable cropland with it.):

Farm No:	5544
Tract No:	2199
Tillable Acres	78.87
Corn Base Acres	39.50
Direct Payment Corn Yield	127
Counter-cyclical Payment Corn Yield	163
Soybean Base Acres	39.40
Direct Payment Soybean Yield	38
Counter-cyclical Payment Soybean Yield	46

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Marian Oliver Estate farmland:

Parcel ID #	Acres	2014		Rate Per Acre
		Assessed Value	2014 Taxes Payable in 2015	
08-06-29-100-011	58.84	\$30,842	\$2,427.86	\$41.26
08-06-29-100-012	20.00	\$10,815	\$835.10	\$41.76
Total	78.84	\$41,657	\$3,262.96	\$41.39

▼ 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.

▼ Survey

A 2.23 acre farm building site in the northeast corner of the property and has been surveyed and sold off separately. The site contains 2.23 acres.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Marian Oliver Estate 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 Marian Oliver Estate is represented by Attorney James Johnson whose contact information is as follows:

James Johnson
412 South Franklin Street
Decatur, IL 62523
Phone: (217) 422-2280

▼ 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 Marian Oliver Estate farmland for sale as follows:

76.61 acres @ \$12,250 per acre = \$938,472.50 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:

Managing Broker:

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

Broker:

Ryan E. Aupperle, AFM
Farm Manager - Heartland Ag Group Ltd.
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Fax: (217) 876-7724
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Web: 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*. -