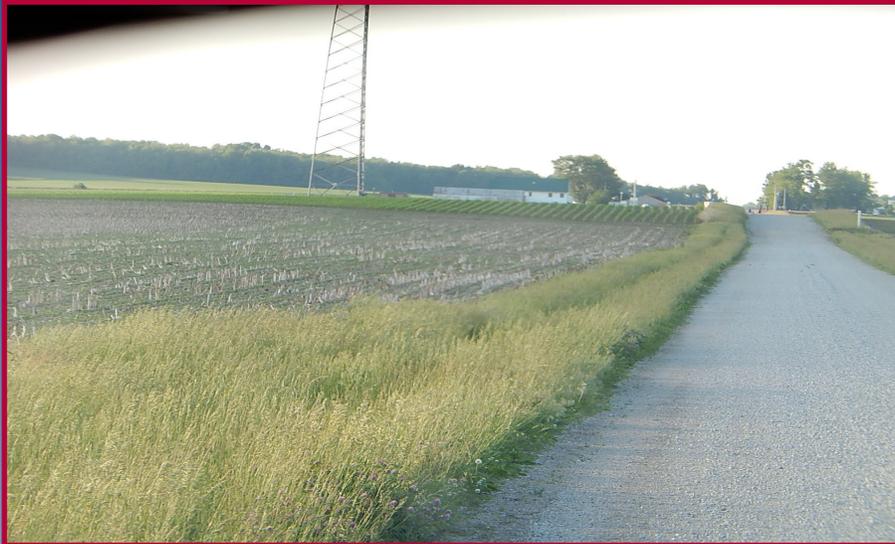




Heartland Ag
Group Ltd.

Farmland For Sale

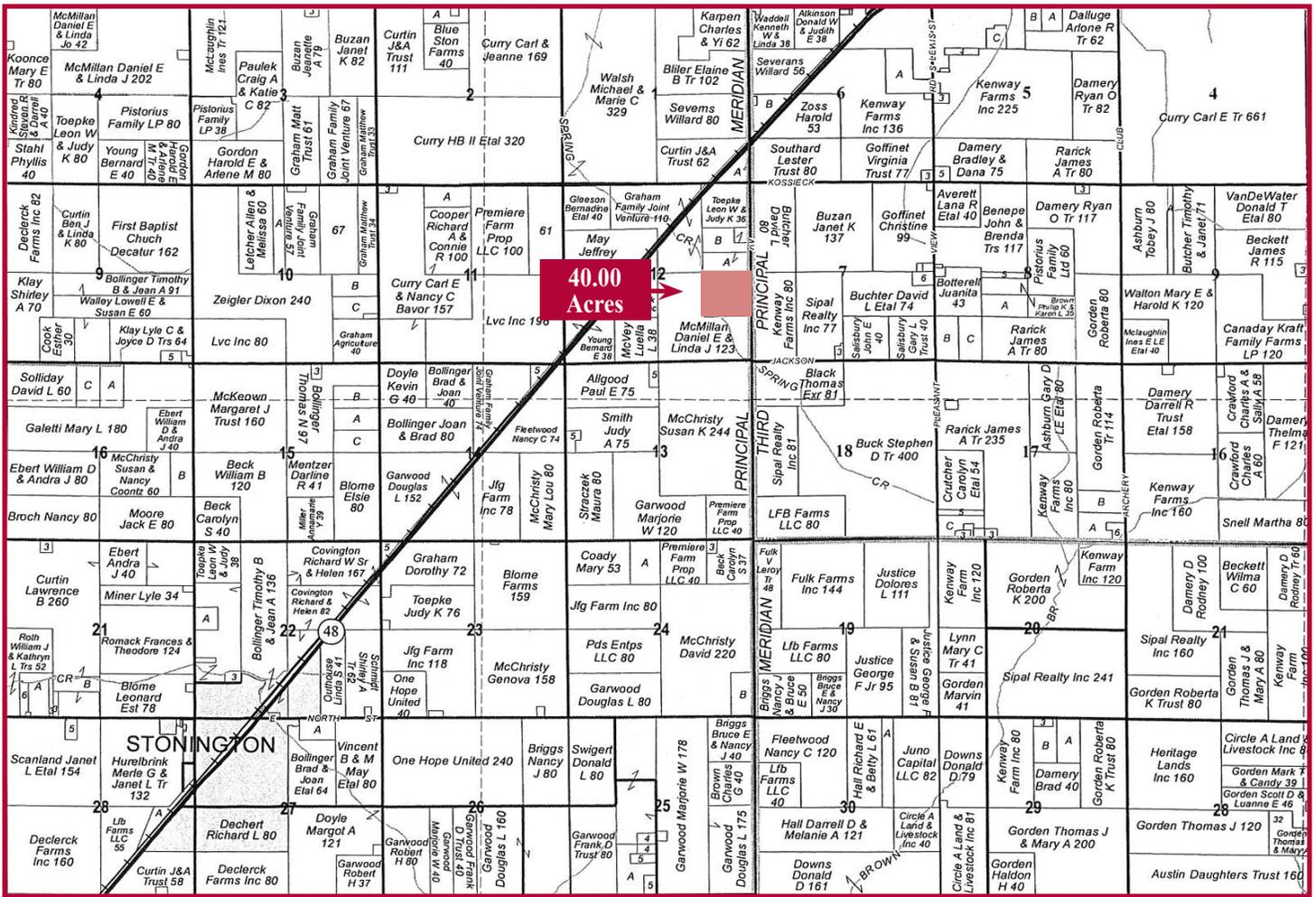


Marjorie E. Christison Trust Farm

40.00 Acres - Prime Farmland

**Stonington Township
Christian County, Illinois**

The Marjorie E. Christison Trust Farm is located 3 miles northeast of Stonington, Illinois, in Christian County. Access is provided by Meridian Avenue which forms the east boundary of the farm. The soils include Sable and Ipava with an overall productivity index of 142.9. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



▼ Location

The Marjorie E. Christison Trust Farm is located 3 miles northeast of Stonington, Illinois, in Christian County. Access is provided by Meridian Avenue which forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Marjorie E. Christison Trust farm:

Parcel ID # 16-09-12-400-002-00 (40.00 acres)

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Fourteen North (T14N), Range One West (R1W) of the 3rd Principal Meridian, Stonington Township, Christian County, Illinois (containing 40.00 acres more or less).

▼ Farm Operator and Lease

The Marjorie E. Christison Trust farm is operated by Dale McLaughlin of Blue Mound under the terms of a cash rent lease which expires December 31, 2015. Dale 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.

▼ FSA Data

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

Farm No.	1125
Tillable Acres	38.97
Corn Base Acres	19.50
Direct Payment Corn Yield	123
Counter-cyclical Payment Corn Yield	165
Soybean Base Acres	19.40
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	49

▼ Aerial Photograph

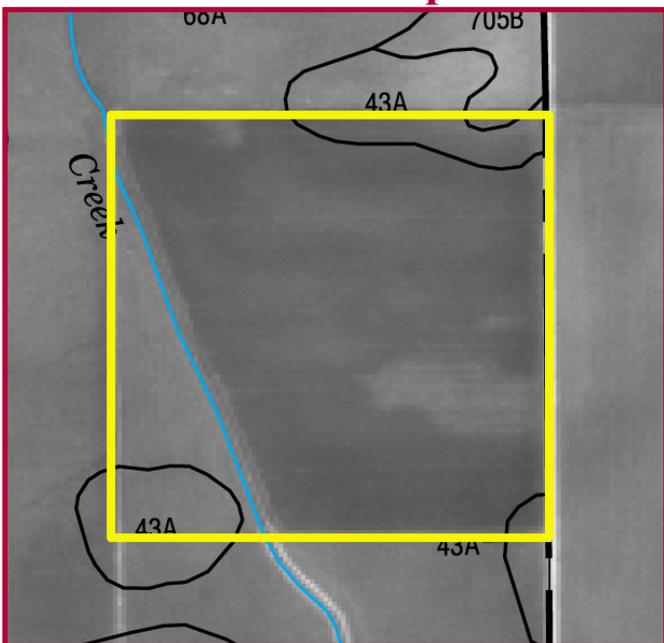


▼ Soil Productivity

Soil types and productivity ratings on the Marjorie E. Christison Trust 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)
68	Sable silty clay loam	35.00	89.8%	143.0	155.0
43	Ipava silt loam	3.82	9.8%	142.0	160.0
705	Buckhart silt loam	0.15	0.4%	140.6	148.5
Weighted Averages		38.97	100%	142.9	155.5
Non-tillable		1.03			
Total		40.00			

▼ Soil Map



▼ Tax Information

The Christian County Treasurer has provided the following real estate tax information on the Marjorie E. Christison Trust farm:

Parcel ID #	Acres	2013 Assessed Value	2013 Taxes Payable in 2014	Rate Per Acre
16-09-12-400-002-00	40.00	\$18,494	\$1,337.12	\$33.43

▼ 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 Marjorie E. Christison Trust 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 Marjorie E. Christison Trust farm for sale as follows:

40.0 acres @ \$12,900 per acre for a total of \$516,000

▼ 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, 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, 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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Web: www.heartlandaggroup.com

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