



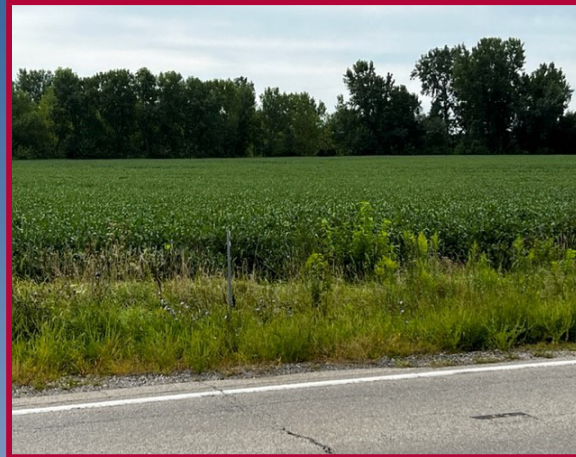
Heartland Ag
Group Ltd.

Farmland For Sale

Tract #1



Tract #2



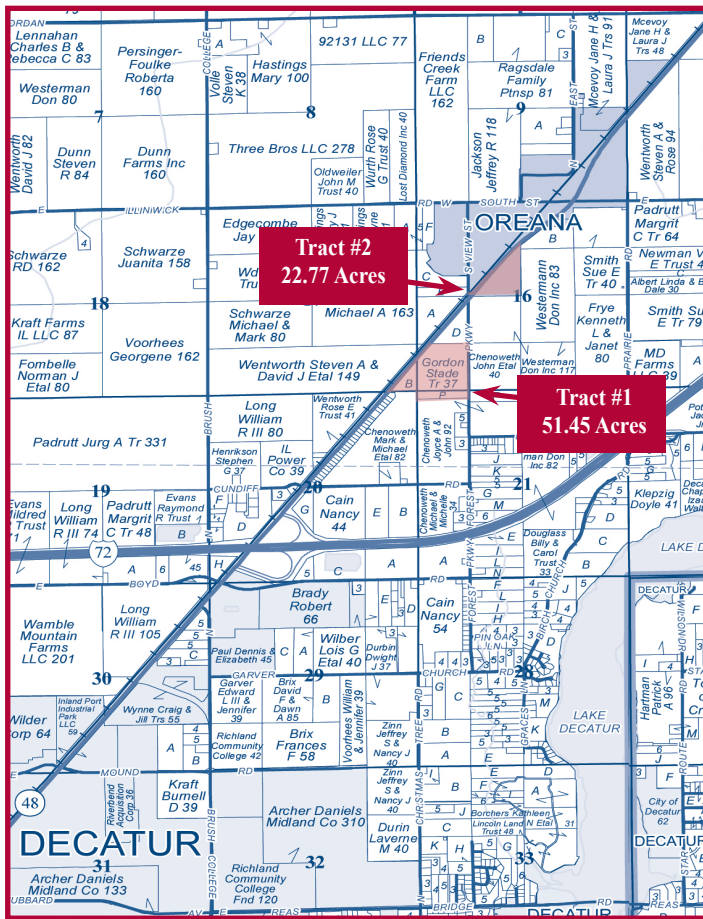
Mayo Clinic-Stade Farm

Tract #1 - 51.45 Acres

Tract #2 - 22.77 Acres

Whitmore Township, Macon County

The Mayo Clinic-Stade Farms are located at the southeast corner of Oreana (*with excellent frontage along Illinois State Route 48*). The primary soils include Drummer silt loam and Flanagan silt loam (*our most productive soils*). Details about these farms are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the properties.**



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▼ Boundary Survey

Tract #1 has a boundary survey that was completed in August of 2007. Tract #2 has a boundary survey that was completed in November of 2006. Both surveys were done by Cox Land Surveying. Copies are available upon request.

▼ Farm Operator and Lease

The Mayo Clinic-Stade Farms are being operated by Dena Hyde under the terms of a flexible cash rent lease. Corn and soybeans are the primary crops grown on these farms and in the area. Dena does an excellent job of farming and would like to continue her farming operation for the purchaser.

▼ FSA Data

The following information was provided by the Macon County Farm Service Agency (FSA) office in Decatur, Illinois.

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	7541	7541
Tract No:	5555	6716
Tillable Acres	48.9	17.55
Corn Base Acres	36.67	
PLC Corn Yield	142	
Soybean Base Acres	12.23	
PLC Soybean Yield	39	

▼ Location

The Mayo Clinic-Stade Farms have highly visible locations with extensive frontage on Illinois State Route 48 which passes through Oreana, Illinois. Access to Tract #1 is also via a township road that forms the east boundary. **Our Heartland Ag Group Ltd. signs mark the properties.**

▼ Legal Description

Detailed legal descriptions to these properties are available in the title insurance policy we will provide upon request. Here is a brief legal description for the Mayo Clinic-Stade Farms:

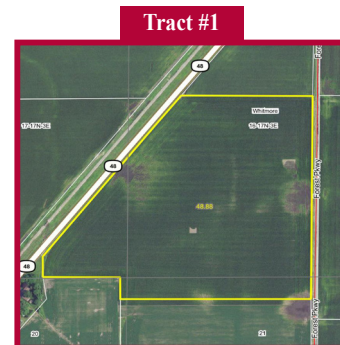
Tract #1 (51.45 acres - Whitmore Township)

Approximately 51.45 acres located in Section 16, 17, and 21, Township 17 North, Range 3 East of the Third Principal Meridian, Whitmore Township, Macon County, Illinois.

Tract #2 (22.77 acres - Whitmore Township)

Approximately 22.77 acres located in the Northwest corner of Section 16, Township 17 North, Range 3 East of the Third Principal Meridian, Whitmore Township, Macon County, Illinois.

▼ Aerial Photographs



▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Mayo Clinic-Stade Farms:

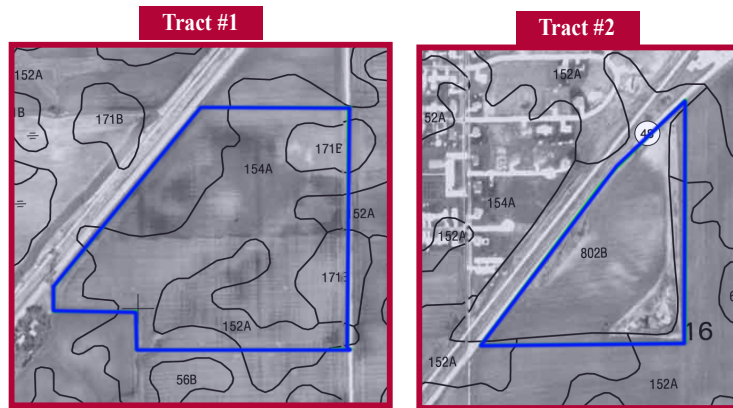
Tract #1

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
18-08-16-300-005	33.87	\$27,556	\$2,164.96	\$55.70
18-08-21-101-001	6.45	\$4,728	\$365.94	\$56.73
18-08-17-400-005	6.13	\$4,488	\$352.32	\$57.47
51.45	\$36,772	\$2,883.22	\$56.04	

Tract #2

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
18-08-16-178-001	22.77	\$4,0048	\$312.30	\$13.72

▼ Soil Maps



▼ Soil Productivity

Soil types and productivity ratings on the Mayo Clinic-Stade Farms (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Tract#1

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
154	Flanagan silt loam	26.08	53.3%	144.0	160.0
152	Drummer silty clay loam	17.50	35.8%	144.0	150.0
171	Catlin silt loam	5.32	10.9%	136.6	143.6
Weighted Averages		48.90	100%	143.2	154.6
Non-tillable		2.55			
Total		51.45			

Tract#2

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
154	Flanagan silt loam	17.49	99.7%	144.0	160.0
152	Drummer silty clay loam	0.06	0.3%	144.0	150.0
Weighted Averages		17.55	100%	144.0	160.0
Non-tillable		5.22			
Total		22.77			

Note: The current soil classification is 802 Orthents. It notes these are well drained soils in the area where the landscape has been modified by filling, leveling, and shaping in areas near highways.

▼ 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 Mayo Clinic-Stade Farms. 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Mayo Clinic-Stade Farms for sale as follows:

Tract #1 - 51.45 acres @ \$17,500 per acre = \$900,375 in total
Tract #2 - 22.77 acres @ \$12,750 per acre = \$290,317 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
Designated Managing Broker
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
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



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