



Heartland Ag  
Group Ltd.

# Farmland For Sale

## Meijer Family Farms

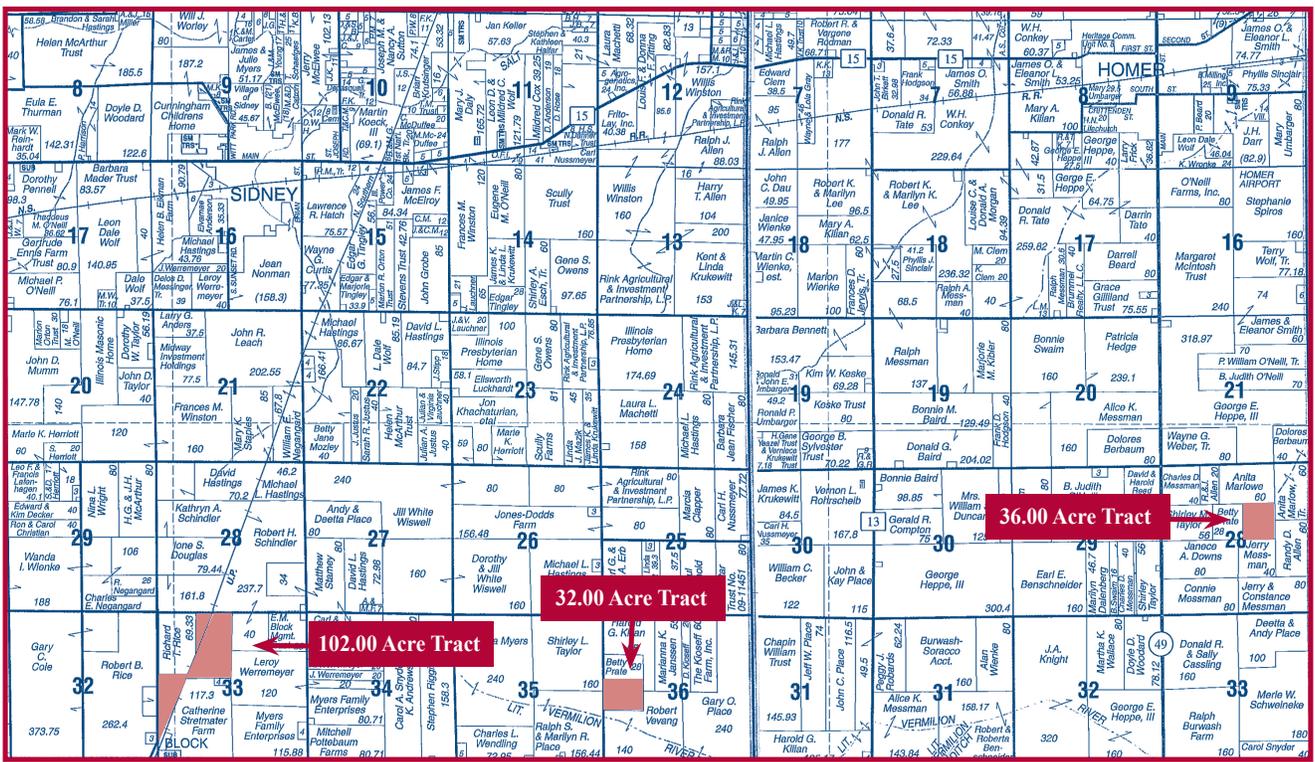
**102.00 Acres - Sidney Twp.**

**32.00 Acres - Sidney Twp.**

**36.00 Acres - South Homer Twp.**

## Champaign County, Illinois

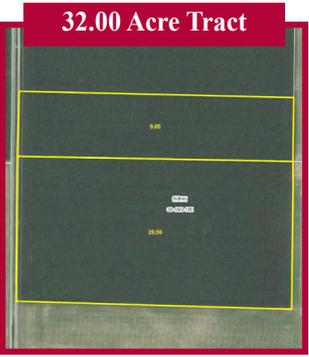
The Meijer Family Farms are located south of Sidney and Homer, Illinois. The predominant soil types are Drummer, Flanagan, Dana, and Catlin. This farmland is essentially all tillable. The details about each individual tract are found in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



**▼ Location**

All three tracts of land enjoy location to the south of Sidney and Homer, Illinois. The above plat map shows the locations of each tract and access to that land. **Our Heartland Ag Group Ltd. signs mark the property.**

**▼ Aerial Photographs**



Aerial photographs were provided by the AgriData, Inc.

**▼ Legal Description**

At Heartland Ag Group Ltd. we have a preliminary title commitment with a complete legal description available on each tract of land. Here are the respective Parcel ID numbers and acreages:

- Parcel ID - 102.00 Acres**  
24-28-33-100-007 (80.92 Acres)  
24-28-33-300-001 (21.08 Acres)
- Parcel ID - 32.00 Acres**  
24-28-36-100-006 (12.00 Acres)  
24-28-36-300-001 (20.00 Acres)
- Parcel ID - 36.00 Acres**  
26-30-28-200-005 (36.00 Acres)

**▼ Farm Operator and Lease**

Fred Mumm is operating this farmland under the terms of a cash rent lease for 2013. The landowner will keep the 2013 rent for this year. The lease is open for the 2014 crop. Fred Mumm does an excellent job and would appreciate an opportunity to continue his farming operation.

**▼ FSA Data**

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

	102.00 Acres		32.00 Acres		36.00 Acres
Farm No.	#8620	#8620	#8620	#8620	#8620
Tract No.	10038	10037	10596	5939	12184
Total Acres	80.74	23.56	11.5	20.56	35.5
Tillable Acres	80.74	21.99	11.00	20.56	35.5
Corn Base Acres	38.7	10.9	5.4	9.8	17.6
DP Corn Yield	137	137	137	137	137
CC Payment Corn Yield	152	152	152	152	152
Soybean Base Acres	40.5	11.1	5.6	10.7	17.9
DP Soybean Yield	37	37	37	37	37
CC Payment Soybean Yield	44	44	44	44	44

Note - There are no highly erodible acreage identified on this property. The wetland determination is incomplete.

## ▼ Soil Productivity

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

### 102.00 Acre Tract

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (811)	Productivity Index (1156)
			Farm	Index		
154	Flanagan silt loam	46.80	45.6%	144.0	160.0	
152	Drummer silty clay loam	38.80	37.8%	144.0	150.0	
56	Dana silt loam	12.40	12.1%	129.7	138.6	
171	Caitlin silt loam	4.70	4.6%	136.6	143.6	
<b>Weighted Averages</b>		<b>102.70</b>	<b>100%</b>	<b>141.9</b>	<b>152.9</b>	
Non-tillable		-0.73				
<b>Total</b>		<b>102.00</b>				

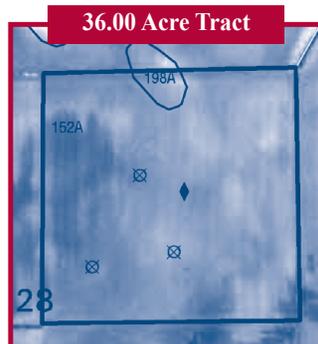
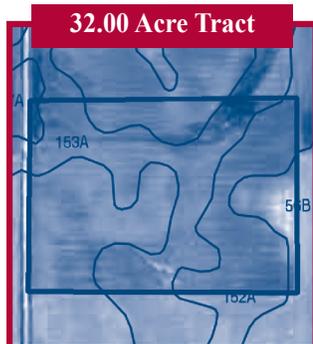
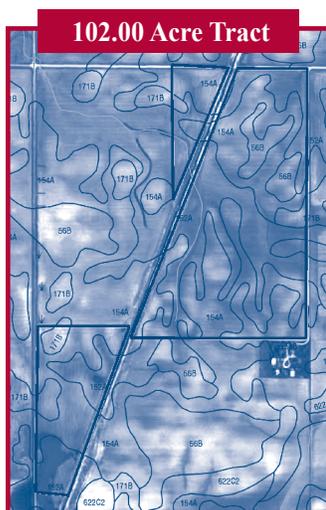
### 32.00 Acre Tract

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (811)	Productivity Index (1156)
			Farm	Index		
152	Drummer silty clay loam	17.10	57.8%	144.0	150.0	
153	Pella silty clay loam	10.20	34.5%	136.0	140.0	
56	Dana silt loam	1.90	6.4%	129.7	138.6	
67	Harpster silty clay loam	0.40	1.4%	133.0	135.0	
<b>Weighted Averages</b>		<b>29.60</b>	<b>100%</b>	<b>140.2</b>	<b>145.6</b>	
Non-tillable		2.40				
<b>Total</b>		<b>32.00</b>				

### 36.00 Acre Tract

Soil #	Soil Type	Acres	% of Productivity		Productivity Index (811)	Productivity Index (1156)
			Farm	Index		
152	Drummer silty clay loam	34.60	97.5%	144.0	150.0	
198	Elburn silt loam	0.90	2.5%	143.0	155.0	
<b>Weighted Averages</b>		<b>35.50</b>	<b>100%</b>	<b>144.0</b>	<b>150.1</b>	
Non-tillable		0.50				
<b>Total</b>		<b>36.00</b>				

## ▼ Soil Maps



## ▼ Tax Information

The Champaign County Treasurer has provided the following real estate tax information on the Meijer Family Farms:

Parcel ID #	Acres	2012		Rate Per Acre
		Assessed Value	2012 Taxes Payable in 2013	
24-28-33-100-007	80.92	\$33,780.00	\$2,483.86	\$30.70
24-28-33-300-001	21.08	\$8,690.00	\$631.52	\$29.96
<b>Total</b>	<b>102.00</b>	<b>\$42,470.00</b>	<b>\$3,115.38</b>	<b>\$30.54</b>
24-28-36-100-006	12.00	\$4,280.00	\$348.92	\$29.08
24-28-36-300-001	20.00	\$7,600.00	\$608.48	\$30.42
<b>Total</b>	<b>32.00</b>	<b>\$11,880.00</b>	<b>\$957.40</b>	<b>\$29.92</b>
26-30-28-200-005	36.00	\$17,310.00	\$1,295.32	\$35.98

## ▼ 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 Meijer Family 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.

## ▼ Listing Price

The Meijer Family Farm is offered for sale as individual tracts or as a total as follows:

102.00 acres @ \$12,500 per acre =	\$1,275,000
32.00 acres @ \$13,950 per acre =	\$446,400
36.00 acres @ \$13,500 per acre =	\$486,000

## ▼ 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

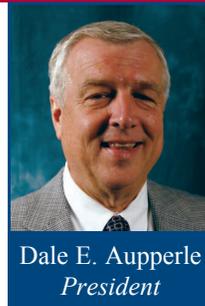
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ Rural Appraisal

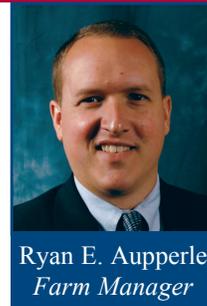
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

### ▼ Farm Management

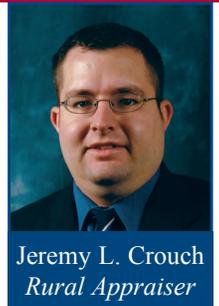
Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle  
*President*



Ryan E. Aupperle  
*Farm Manager*



Jeremy L. Crouch  
*Rural Appraiser*



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