



Heartland Ag
Group Ltd.

Farmland For Sale



Nail Family Trust Farms

Tract #1 - 40.00 Acres
Tract #2 - 17.50 Acres

North Litchfield and Zanesville Townships
Montgomery County

The Nail Family Trust Farms are located approximately 5 miles northeast of Litchfield. Tract #1 soils mainly include Herrick silt loam and Keller silt loam with a productivity index of 125.6. Tract #2 soils are Marine silt loam with a productivity index of 103.7. More details on these farms are in this brochure. *Don't miss this investment opportunity.*

Heartland Ag Group Ltd. signs mark the properties.

▼ Location

The Nail Family Trust Farms are located approximately 5 miles northeast of Litchfield. Access to both tracts of farmland is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the properties.**

▼ Legal Description

Here is a brief legal description for the Nail Family Trust Farms:

Tract #1 (40.00 acres - North Litchfield Township)

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 2, Township 9 North, Range 5 West of the Third Principal Meridian, Montgomery County, Illinois.

Tract #2 (17.50 acres - Zanesville Township)

The east 1157 feet of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) in Section 26, Township 10 North, Range 5 West of the Third Principal Meridian, Montgomery County, Illinois.

▼ Tax Information

The Montgomery County Treasurer has provided the following real estate tax information on the Nail Family Trust Farms:

Tract #1

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
10-02-100-005	40.00	\$13,830	\$932.92	\$23.32

Tract #2

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
05-26-400-010	17.50	\$3,200	\$258.74	\$14.79

▼ FSA Data

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

Tract #1 Tract #2

Farm No:	1593	1593
Tract No:	933	910
Total Acres	41.15	17.30
Tillable Acres	40.19	17.30
Corn Base Acres	19.00	8.20
PLC Corn Yield	112	112
Soybean Base Acres	18.90	8.20
PLC Soybean Yield	24	24

Note - The Montgomery County FSA office has verified there are no highly erodible soils. Wetland determinations are incomplete.



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▼ Aerial Photographs

Tract #1



Tract #2

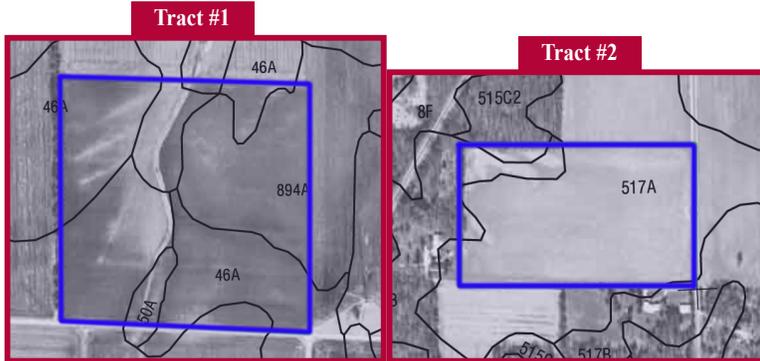


Aerial photograph was provided by AgriData, Inc.

▼ Farm Operator and Lease

The Nail Family Trust Farms are being operated by Doug Ogden of Butler, Illinois - - under the terms of a crop share lease. Corn and soybeans are the primary crops grown on these farms and also in the area. Doug's lease is in effect for the 2022 farming season. He would also like to continue his farming operation for the new buyer.

▼ Soil Maps



▼ Soil Productivity

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

Tract#1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
894	Herrick-Biddle-Piasa	19.94	51.1%	122.0	120.0
46	Herrick silt loam	15.44	39.5%	133.0	140.0
470	Keller silt loam	2.51	6.4%	108.3	91.2
50	Virden silty clay loam	0.94	2.4%	135.0	135.0
897	Bunkum-Atlas silty loam	0.21	0.5%	96.7	51.7
Weighted Averages		39.04	100%	125.6	126.1
Non-tillable		0.96			
Total		40.00			

Tract#2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
517	Marine silt loam	15.35	88.7%	104.0	95.0
517	Marine silt loam	1.53	8.8%	103.0	94.1
517	Marine silt loam	0.42	2.4%	96.7	89.3
Weighted Averages		17.30	100%	103.7	94.8
Non-tillable		0.20			
Total		17.50			

▼ 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 from Sprears Title in Litchfield will be furnished upon request. Please give us a call.

▼ Agency

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

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Nail Family Trust 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.

The Nail Family Trust is represented by attorney Darrel F. Parish, whose contact information is as follows:

Darrel F. Parish
 Parish & Castleman
 132 S. Water Street, Ste. 429
 Decatur, IL 62523
 Phone: (217) 429-4283

▼ 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 Nail Family Trust Farms for sale as follows:

Tract #1 - 40.00 acres @ \$15,500 per acre = \$620,000 in total

Tract #2 - 17.50 acres @ \$10,750 per acre = \$188,125 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
 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*. -