



Heartland Ag
Group Ltd.

Farmland For Sale

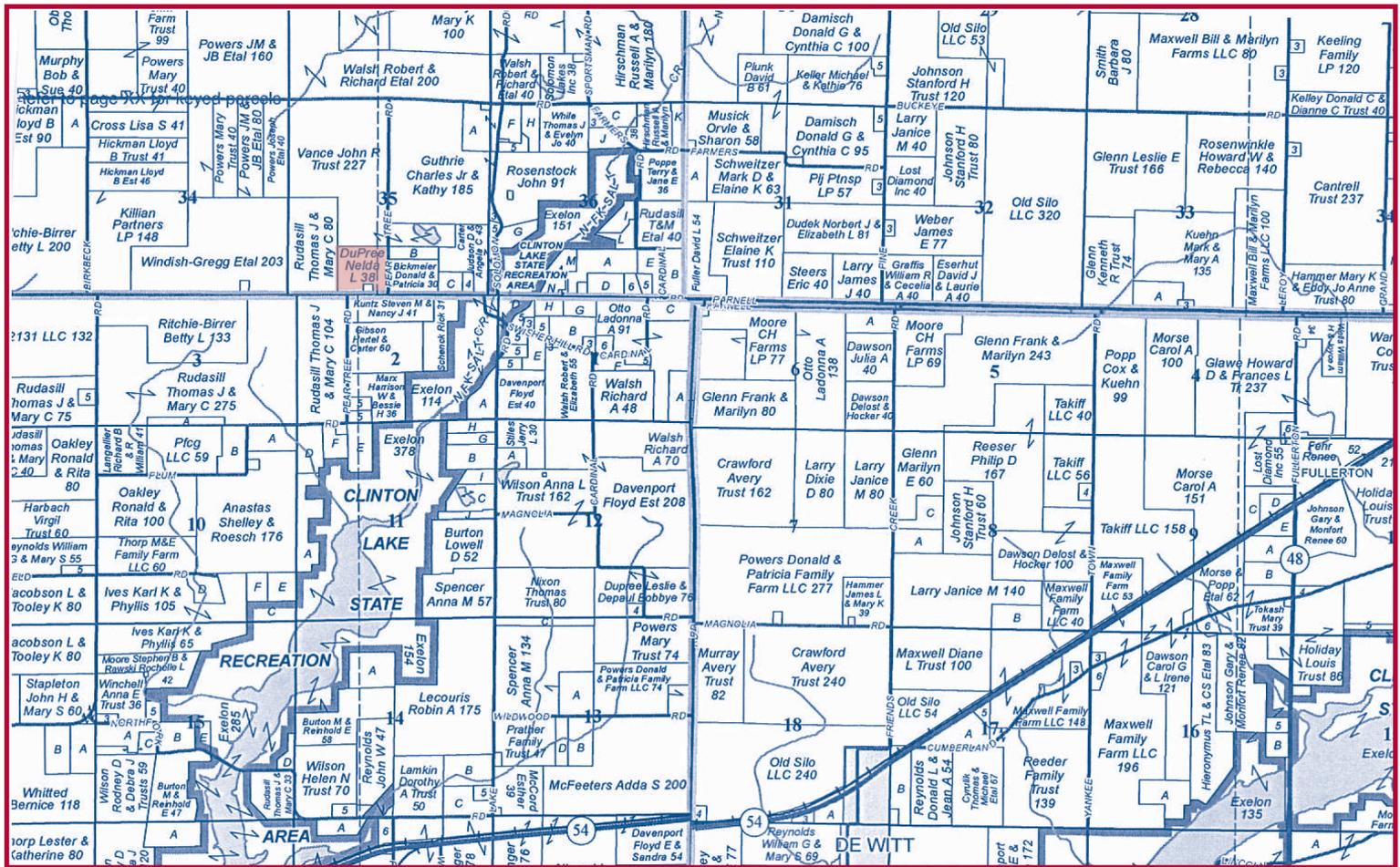


Nelda Lou DuPree Farm

38.02 Acres
Top Quality Farmland

Wilson Township
DeWitt County, Illinois

The Nelda Lou DuPree farmland is located 3 miles northwest of DeWitt, Illinois. The soils are primarily Catlin and Keomah with a productivity index of 129.7. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▼ Location

The Nelda Lou DuPree farmland is located 3 miles northwest of DeWitt, Illinois. Public access to the property is provided by Parnell Road which forms the south boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Nelda Lou DuPree farmland.

Parcel ID #03-35-300-004 (38.02 acres)

Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Twenty-one North (T21N), Range Three East (R3E) of the Third Principal Meridian (3rd P.M.), DeWitt County, Illinois.

▼ Tax Information

The DeWitt County Treasurer has provided the following real estate tax information on the larger Nelda Lou DuPree farmland.

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
03-35-300-004	38.02	\$10,350	\$651.74	\$17.14

▼ Farm Operator and Lease

The Nelda Lou DuPree farm has been operated by Mike Cyrulik under the terms of a cash rent lease for many years. The primary crops grown in the area are corn and soybeans. Mike has done an excellent job of farming and would consider farming the land in 2019. The lease is open for the 2019 crop year.

▼ FSA Data

The information was provided by the DeWitt County Farm Service Agency (FSA) office in Clinton, Illinois:

Farm No:	480
Total Acres	39.89
Tillable Acres	35.61
Corn Base Acres	17.00
PLC Corn Yield	189
Soybean Base Acres	16.90
PLC Soybean Yield	51

Note - The DeWitt County FSA office has verified that there are no highly erodible acreage, and does not contain any wetlands.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Nelda Lou DuPree farmland (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)
171	Catlin silt loam	24.75	69.5%	131.1	139.2
17	Keomah silt loam	6.27	17.6%	119.0	125.0
43	Ipava silt loam	1.80	5.1%	142.0	160.0
68	Sable silty clay loam	1.65	4.6%	143.0	155.0
27	Miami silt loam	0.52	1.5%	99.7	108.0
233	Birbeck silt loam	0.34	1.0%	120.8	123.8
322	Russell silt loam	0.28	0.7%	107.9	117.5
Weighted Averages		35.61	100%	129.3	137.7
Non-tillable		2.41			
Total		38.02			

▼ 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 Nelda Lou DuPree 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 Nelda Lou DuPree farm is represented by attorney Phillip Lamkin whose contact information is as follows:

Phillip R. Lamkin
Lamkin & Lamkin, P.C.
200 S. Monroe St.
PO Box 597
Clinton, IL 61727-0597

▼ 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 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 Nelda Lou DuPree farmland for sale as follows:

38.02 acres @ \$8,500 per acre = \$323,170 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
President - Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: (217) 876-7700
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E-mail: dale@heartlandaggroup.com
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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*. -