



**Heartland Ag  
Group Ltd.**

# Farmland For Sale



## Nelson Family Farm

**120.00 Acres – Prime Farmland  
Illio polis Township  
Sangamon County, Illinois**

The Nelson Family Farm is located 3 miles Northwest of Illio polis, Illinois in Eastern Sangamon County. Access is provided by a township road which forms the east boundary of the farm. The soils include Hartsburg, Buckhart, Ipava and Sable with a productivity index of 138.0. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Nelson Family farmland:

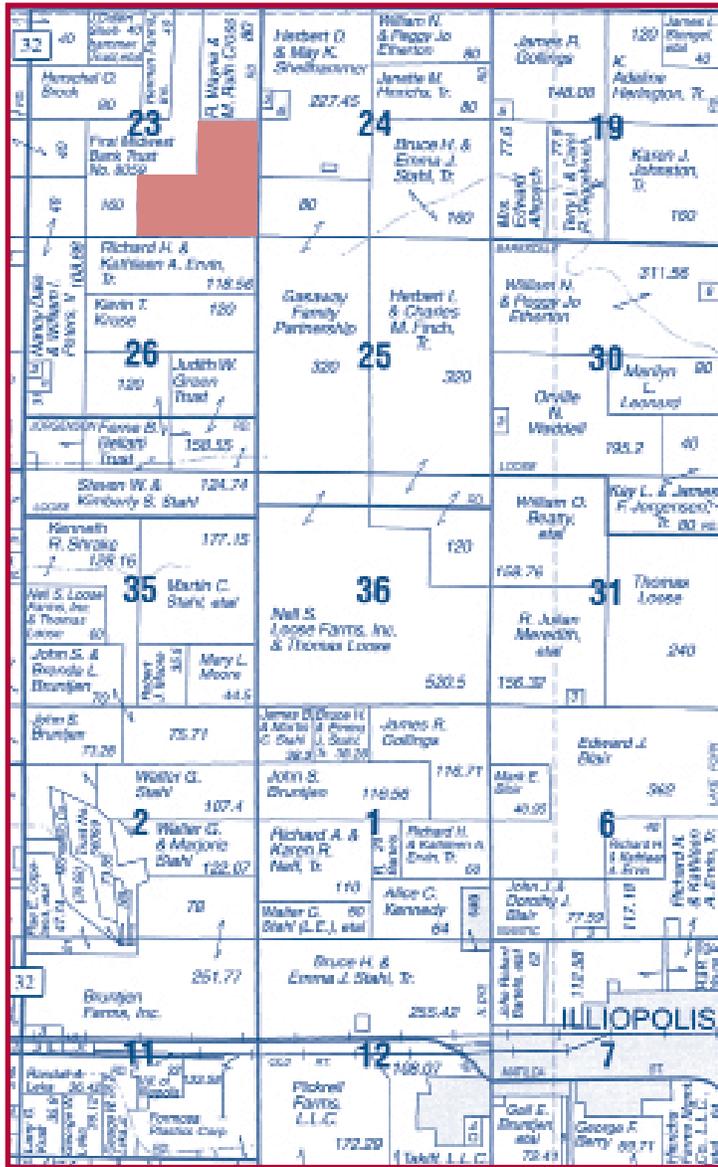
**Parcel ID # 09-23.0-400-002 (40.0 acres)**  
**09-23.0-400-003 (40.0 acres)**  
**09-23.0-400-004 (40.0 acres)**

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼); the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼); and the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) all in Section Twenty-three (23) Township Seventeen (17) North, Range Two West of the Third Principal Meridian, Sangamon County, Illinois (containing 120.00 acres more or less).

## ▼ Aerial Photograph



Aerial photographs provided by AgriData, Inc.



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Nelson Family Farm is located 3 miles Northwest of Illiopolis, Illinois in Eastern Sangamon County. Access is provided by a township road which forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Farm Operator and Lease

The Nelson Family farm is being operated under a cash rent lease for year 2014 by J. W. Day. J. W. Day does an excellent job and would like to continue his farming operation for the new owners. The primary crops grown in the area are corn and soybeans. Possession for 2015 farming operations will be granted after harvest is completed.

## ▼ Soil Productivity

Soil types and productivity ratings on the Nelson Family 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)
244	Hartsburg silty clay loam	59.82	50.9%	134.0	140.0
705	Buckhart silt loam	30.82	26.2%	142.0	150.0
43	Ipava silt loam	14.75	12.5%	142.0	160.0
68	Sable silty clay loam	12.17	10.4%	143.0	155.0
<b>Weighted Averages</b>		<b>117.56</b>	<b>100%</b>	<b>138.0</b>	<b>146.7</b>
Non-tillable		2.44			
<b>Total</b>		<b>120.00</b>			

## ▼ Soil Map



## ▼ FSA Data

The following information was provided by the Sangamon County Farm Service Agency (FSA) office in Springfield, Illinois:

Farm No:	3797
Tillable Acres	117.38
Corn Base Acres	73.10
Direct Payment Corn Yield	140
Counter-cyclical Payment Corn Yield	140
Soybean Base Acres	44.20
Direct Payment Soybean Yield	38
Counter-cyclical Payment Soybean Yield	38

*Note - The Sangamon County FSA office has verified there are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.*

## ▼ Tax Information

The Sangamon County Treasurer has provided the following real estate tax information on the Nelson Family farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
09-23.0-400-002	40.00	\$16,337	\$1,131.10	\$28.28
09-23.0-400-003	40.00	\$11,334	\$784.72	\$19.62
09-23.0-400-004	40.00	\$16,574	\$1,211.30	\$30.28
<b>120.00</b>	<b>\$44,245</b>	<b>\$3,127.12</b>	<b>\$26.06</b>	

## ▼ 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 Nelson Family 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 Nelson Family farm for sale as follows:

120.0 acres @ \$13,500 per acre = \$1,620,000 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  
Fax: (217) 876-7724  
E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



Heartland Ag Group Ltd.  
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## Experience & Expertise in Farmland Marketing

### ▼ Real Estate Sales/Acquisitions and Auction

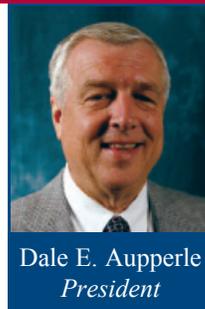
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ 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*. -