



Heartland Ag
Group Ltd.

Farmland For Sale

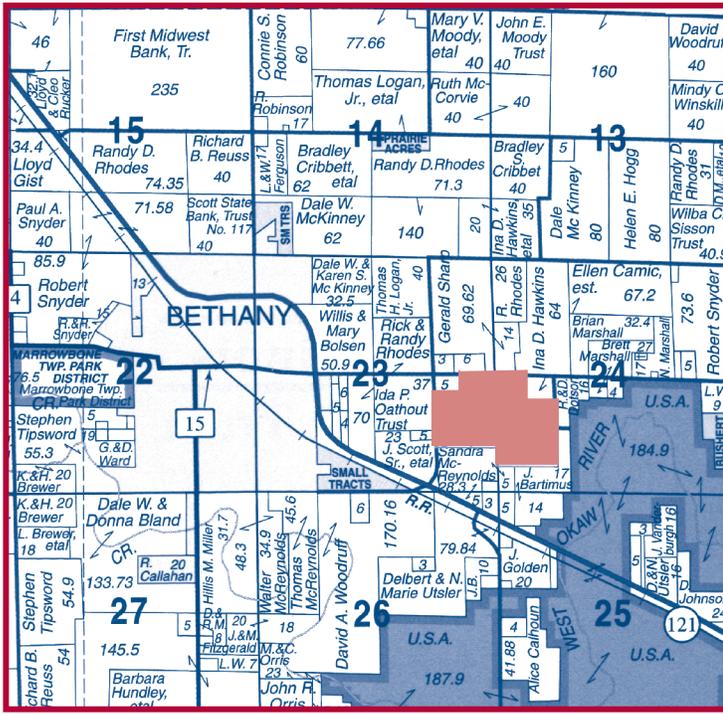


This photograph was taken at the northeast corner of the farm facing south.

Oathout Family Farm

**93.8 Acres – Top Quality Farmland
Marrowbone Township
Moultrie County, Illinois**

The Oathout Family Farm is located $\frac{1}{2}$ mile directly east of Bethany, Illinois. Access is provided by township roads which form the north and west boundaries. This farm is $\frac{1}{4}$ mile north of State Route 121. The soils include Drummer-Milford, Dana and Wyanet soil types. This farm is 95% tillable with a productivity index of 130.5. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

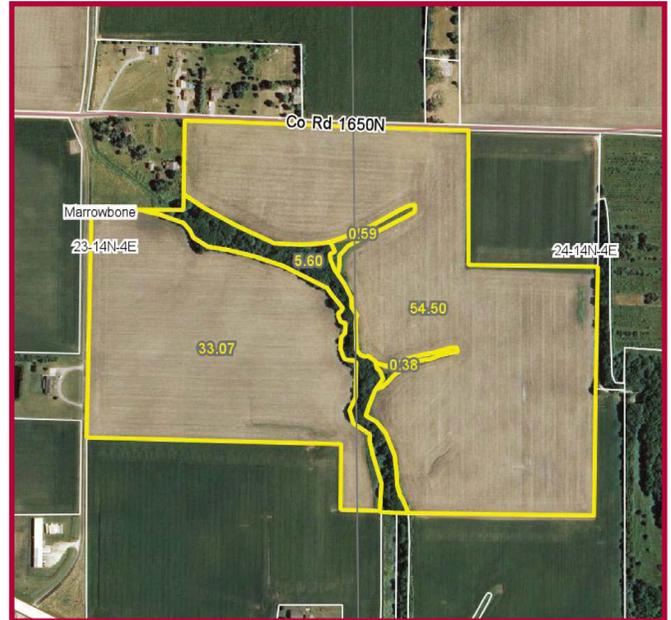


Reprinted with permission of Rockford Map Inc.

▼ Farm Operator and Lease

The Oathout Family farm is currently operated by Bill Younger under the terms of a 50/50 crop share lease for year 2014. The primary crops grown in the area are corn and soybeans. The landowners are willing to negotiate their share of the 2014 farm lease.

▼ Aerial Photograph



Aerial photographs provided by AgriData, Inc.

▼ Location

The Oathout Family farm is located directly east of Bethany, Illinois. Access is provided by oil and chip township roads on the west and north boundaries. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

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

Parcel ID Number: 04-04-24-000-300
(48.8 acres)

Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and part of the West Half (W ½) of the Southwest Quarter (SW ¼) all in Section Twenty-four (24), Township Fourteen North (T14N), Range Four East (R4E) of the 3rd Principal Meridian, Marrowbone Township, Moultrie County, Illinois.

Parcel ID Number: 04-04-23-000-400
(45.0 acres)

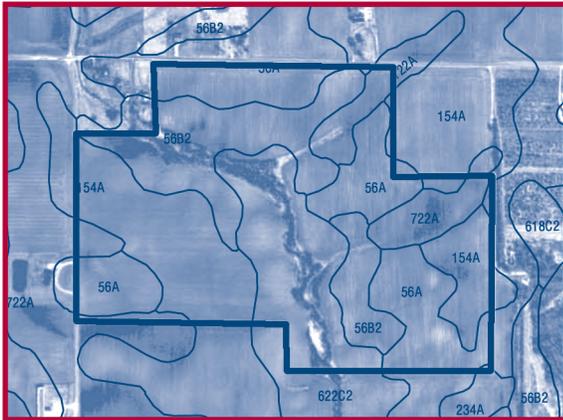
The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), except 5.0 acres in the northwest corner thereof; and the north 10.0 acres of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Fourteen North (T14N), Range Four East (R4E) of the 3rd Principal Meridian, Marrowbone Township, Moultrie County, Illinois.

▼ Soil Productivity

Soil types and productivity ratings on the Oathout Family 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)
56	Dana silt loam	25.70	29.3 %	131.0	140.0
154	Flanagan silt loam	21.25	24.3 %	144.0	160.0
56	Dana silt loam	18.90	21.6 %	124.5	134.4
622	Wyanet silt loam	12.75	14.6%	111.6	117.5
722	Drummer-Milford silty clay loam	8.83	10.1%	137.0	150.0
234	Sunbury silt loam	0.13	0.1%	131.0	140.0
Weighted Averages		87.57	100%	130.5	141.4
Non-tillable		6.23			
Total		93.80			

▼ Soil Maps



▼ FSA Data

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

Farm No:	1029
Tillable Acres	88.54
Corn Base Acres	40.10
Direct Payment Corn Yield	128
Counter-cyclical Payment Corn Yield	128
Soybean Base Acres	44.80
Direct Payment Soybean Yield	27
Counter-cyclical Payment Soybean Yield	27
Wheat Base Acres	3.6
Direct Payment Wheat Yield	51
Counter-cyclical Payment Wheat Yield	51

Note – The Moultrie County FSA office has verified this farmland is enrolled in the USDA Government Program for 2014. There are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Oathout Family farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2012 Assessed Value</u>	<u>2012 Taxes Payable in 2013</u>	<u>Rate Per Acre</u>
04-04-24-000-300	48.8	\$10,200	\$937.80	\$19.22
04-04-23-000-400	45.0	\$11,543	\$1,061.28	\$23.56
	93.8	\$21,743	\$1,999.08	\$21.31

▼ 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 Oathout Family 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 Oathout Family is represented by Attorney Joshua J. Dubbelde whose contact information is as follows:

Joshua J. Dubbelde
Samuels Miller Law Firm
225 North Water Street, Suite 301
Decatur, IL 62523
Phone: (217) 429-4325
Fax: (217) 425-6313

▼ 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 Oathout Family farmland for sale as follows:

93.8 acres @ \$10,750 per acre = \$1,008,350 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
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



Heartland Ag Group, Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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