



Heartland Ag
Group Ltd.

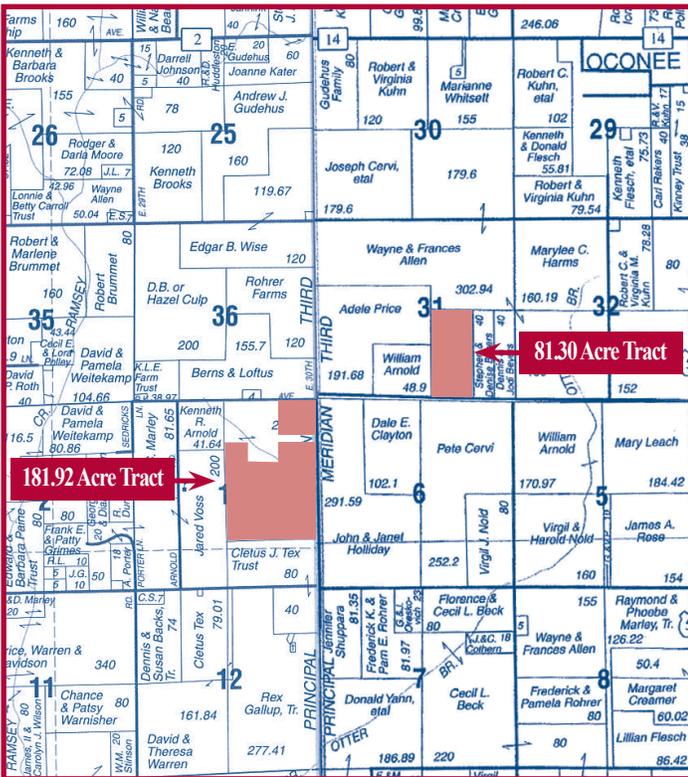
Farmland For Sale

Phyllis Bass Trust Farms

**81.30 Acres - Oconee Twp.
Shelby County, Illinois**

**181.92 Acres - Audubon Twp.
Montgomery County, Illinois**

The Phyllis Bass Trust Farms are located 2 miles southwest of Oconee, Illinois. Soils include Oconee, Herrick, and Cowden. Access is provided by township roads along each property. The details about each tract are found in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Phyllis Bass Trust Farms are located 2 miles southwest of Oconee, Illinois. Soils include Oconee, Herrick, and Cowden. Access is provided by township roads along each property. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Each of the properties have a recently completed survey that is available upon request.

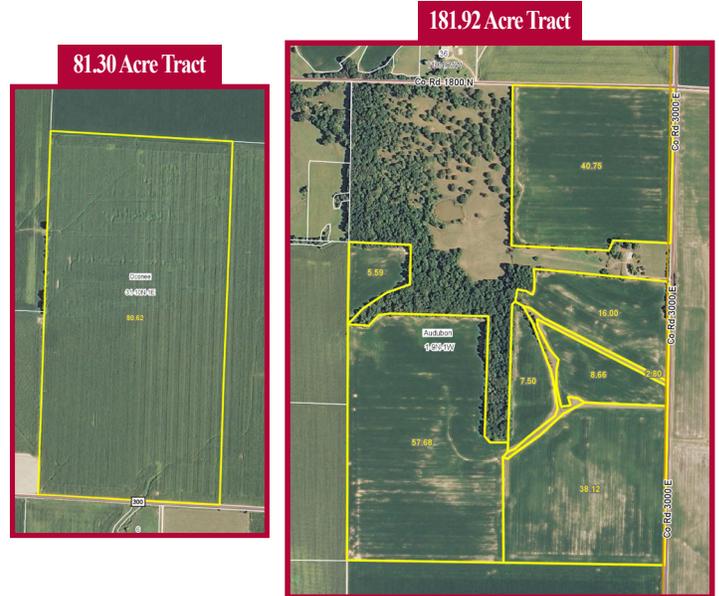
Parcel ID # 16-31-00-400-002 (80.00 Acres)
(81.30 Surveyed Acres)

Parcel ID # 14-01-200-001 (40.00 Acres)
14-01-200-004 (115.69 Acres)
14-01-400-001 (40.00 Acres)
14-01-400-002 (40.00 Acres)
(181.92 Surveyed Acres)

▼ Farm Operator and Lease

Denny and Steve Beyers are operating this farm under the terms of a flexible cash rent for 2013. The landowner will keep the 2013 rent. The lease will be open for the 2014 crop. Denny and Steve do an excellent job and would appreciate an opportunity to continue their farming operation.

▼ Aerial Photographs



Aerial photographs provided by AgriData, Inc.

▼ Soil Productivity

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

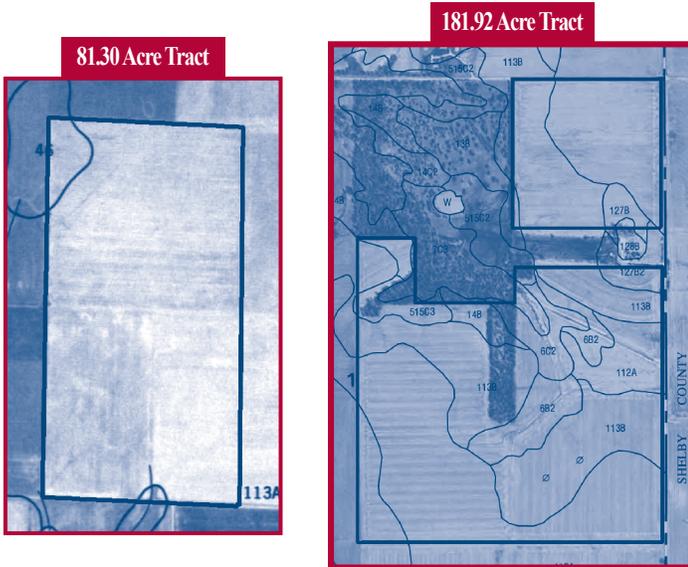
81.30 Acre Tract

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
113	Oconee silt loam	76.20	95.8%	119.0	120.0
46	Herrick silt loam	2.50	3.1%	133.0	140.0
7	Atlas silt loam (e)	0.80	1.0%	83.7	51.7
Weighted Averages		79.50	100%	119.1	119.9
Non-tillable		1.80			
Total		81.30			

181.92 Acre Tract

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
113	Oconee silt loam	62.1	36.1%	117.8	118.8
113	Oconee silt loam	46.5	27.0%	119.0	120.0
112	Cowden silt loam	34.9	20.3%	117.0	120.0
6	Fishhook silt loam	10.2	5.9%	92.2	67.2
6	Fishhook silt loam	4.4	2.6%	90.2	65.8
14	Ava silt loam	3.6	2.1%	99.0	104.0
515	Bunkum silty clay loam	3.0	1.7%	113.5	95.7
127	Harrison silt loam	2.4	1.4%	123.5	124.8
127	Harrison silt loam	2.3	1.4%	128.7	128.7
7	Atlas silty clay loam	1.3	0.8%	77.4	47.9
13	Bluford silt loam	0.7	0.4%	100.0	108.9
128	Douglas silt loam	0.3	0.2%	125.7	128.7
515	Bunkum silt loam	0.2	0.1%	102.3	103.4
Weighted Averages		171.9	100%	114.8	113.9
Non-tillable		10.02			
Total		181.92			

▼ Soil Maps



▼ FSA Data

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

	<u>81.30 Acres</u>	<u>181.92 Acres</u>
Farm No.	8753	8753
Total Acres	81.0	245.0
Tillable Acres	80.6	174.3
Corn Base Acres	38.8	72.6
Direct Payment Corn Yield	107	107
Counter-cyclical Payment Corn Yield	122	122
Soybean Base Acres	29	83.6
Direct Payment Soybean Yield	32	32
Counter-cyclical Payment Soybean Yield	38	38
Wheat Base Acres	10	18.1
Direct Payment Wheat Yield	49	49
Counter-cyclical Payment Wheat Yield	45	45

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

▼ Tax Information

The Shelby County Treasurer and Montgomery County Treasurer has provided the following real estate tax information on the Phyllis Bass Trust Farms:

Shelby County Farm - 81.30 Surveyed Acres

<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2013</u>	<u>Per Acre</u>
16-31-00-400-002	80.00	\$10,391.00	\$825.56	\$10.32

Montgomery County Farm - 181.92 Surveyed Acres

<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2013</u>	<u>Per Acre</u>
14-01-200-001	40.00	\$2,320.00	\$204.92	\$5.12
14-01-200-004	115.69	\$7,350.00	\$649.22	\$5.61
14-01-400-001	40.00	\$4,570.00	\$403.66	\$10.09
14-01-400-002	40.00	\$4,310.00	\$380.70	\$9.52
Total	235.69	\$18,550.00	\$1,638.50	\$6.95

Note - This tax bill was for the entire farm in 2013. A 56.108 acre tract has been surveyed out and will be split from the above tax bill.

▼ Title Insurance

The seller shall provide a title insurance policy in the amount of the purchase price for each tract of land purchased. Spurling Title Company in Taylorville has produced a preliminary title commitment which 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 Phyllis Bass 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 Phyllis Bass Trust is represented by the following counsel:

Darrel F. Parish
 Parish & Castleman LLP
 132 South Water Street, Suite 429
 Decatur, IL 62523
 (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

The Phyllis Bass Trust Farmland is offered for sale as follows:

81.30 acres @ \$10,500 per acre = \$853,650

181.92 acres @ \$8,900 per acre = \$1,619,088

▼ 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

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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*. -