



Heartland Ag
Group Ltd.

Farmland For Sale

Raymond R. Irwin Trust Farm

3 Tracts of Prime Farmland

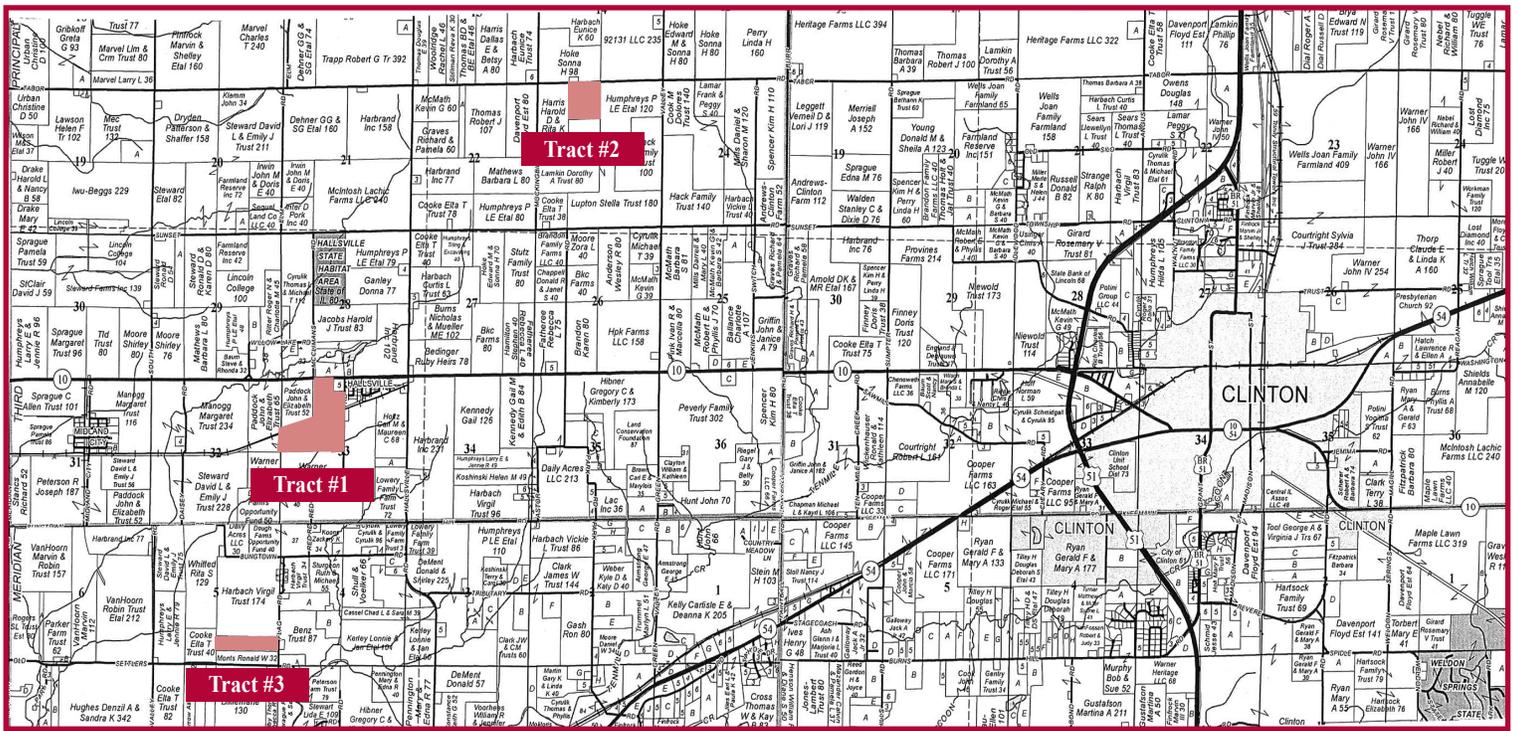
Tract #1 - 118.20 Acres

Tract #2 - 40.00 Acres

Tract #3 - 32.00 Acres

Barnett and Tunbridge Townships DeWitt County, Illinois

The Raymond R. Irwin Trust Farms are located approximately 5 miles directly west of Clinton, Illinois in the Hallsville area. These three tracts of land have productivity indexes ranging from 131.6 to 142.0! Soils include Ipava, Catlin and Dana. *Don't miss this investment opportunity to buy an individual tract or all three farms together.* Heartland Ag Group Ltd. signs mark the property.



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▼ Legal Description

The following brief legals generally locate the property. A complete legal will be available in the title insurance policy.

Tract #1 - 118.20 acres - An irregular shaped tract of land located in Sections Thirty-two and Thirty-three (32 & 33) of Township Twenty North (T20N), Range One East (R1E) of the 3rd PM, Barnett Twp., DeWitt County, Illinois.

Tract #2 - 40.00 acres - The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Twenty North (T20N), Range One East (R1E) of the 3rd PM, Barnett Twp., DeWitt County, Illinois.

Tract #3 - 32.00 acres in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Five (5), Township Nineteen North (T19N), Range One East (R1E) of the 3rd PM, Tunbridge Twp., DeWitt County, Illinois.

▼ Aerial Photograph

Tract #1



Tract #2



Tract #3



▼ Location

The three Raymond R. Irwin Trust farms are located approximately 5 miles directly west of Clinton in the Hallsville area. Each tract has excellent access provided by a township road. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Soil Productivity

Soil types and productivity ratings on the Raymond R. Irwin Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Tract #1 - 118.20 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
171	Catlin silt loam	53.37	45.4%	131.1	139.2
56	Dana silt loam	29.80	25.4%	124.5	134.4
68	Sable stily clay loam	11.19	9.5%	143.0	155.0
43	Ipava silt loam	10.19	8.7%	142.0	160.0
749	Buckhart silt loam	5.07	4.3%	140.6	148.5
107	Sawmill silty clay loam	3.53	3.0%	139.0	140.0
622	Wyanet silt loam	2.68	2.3%	134.9	117.5
330	Peotone silty clay loam	1.63	1.4%	123.0	120.0
Weighted Averages		117.46	100%	131.6	141.0
Non-tillable		0.74			
Total		118.20			

Tract #2 - 40.00 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
43	Ipava silt loam	19.28	48.2%	142.0	160.0
68	Sable silty clay loam	15.05	37.6%	143.0	155.0
86	Osco silt loam	5.67	14.2%	139.6	148.5
Weighted Averages		40.00	100%	142.0	156.5
Non-tillable		0.00			
Total		40.00			

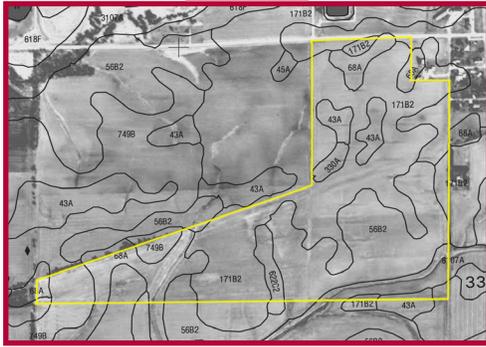
Tract #3 - 32.00 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
43	Ipava silt loam	11.70	37.4%	142.0	160.0
68	Sable silty clay loam	10.10	32.2%	143.0	155.0
233	Birbeck silt loam	4.48	14.3%	120.8	123.8
749	Buckhart silt loam	3.48	11.1%	140.6	148.5
17	Keonah silt loam	1.06	3.4%	119.0	125.0
45	Denny silt loam	0.50	1.6%	118.0	110.0
Weighted Averages		31.32	100%	138.0	149.9
Non-tillable		0.68			
Total		32.00			

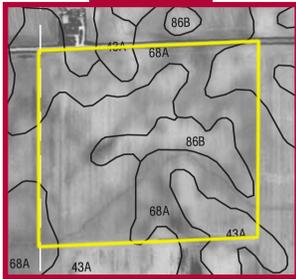
Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map

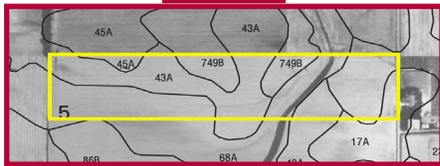
Tract #1



Tract #2



Tract #3



▼ FSA Data

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

Farm No: (Tract #1)	1525
Cropland Acres	121.69
Corn Base Acres	64.30
Direct Payment Corn Yield	141
Counter-cyclical Payment Corn Yield	141
Soybean Base Acres	56.20
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	41

Note - The DeWitt County FSA notes that a conservation system is being actively applied to this tract.

Farm No: (Tract #2)	1525
Cropland Acres	40.20
Corn Base Acres	23.10
Direct Payment Corn Yield	141
Counter-cyclical Payment Corn Yield	141
Soybean Base Acres	17.00
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	41

Note - The DeWitt County FSA has reported that this tract contains a farmed wetland.

Farm No: (Tract #3)	1525
Cropland Acres	32.11
Corn Base Acres	16.40
Direct Payment Corn Yield	141
Counter-cyclical Payment Corn Yield	141
Soybean Base Acres	15.70
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	41

▼ Tax Information

The DeWitt County Treasurer has provided the following real estate tax information on the Raymond R. Irwin Trust farmland:

<u>Tract</u>	<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
#1	06-33-100-008	118.20	\$31,586	\$1,962.94	\$16.61
#2	06-23-100-002	40.00	\$18,463	\$1,147.40	\$28.69
#3	11-05-400-002	32.00	\$13,010	\$776.74	\$24.27

▼ Farm Operator and Lease

All three Raymond R. Irwin Trust farms are operated by John Werts of Clinton under the terms of a crop share lease for year 2015. His lease expires the last day of February 2016. John does an excellent job farming and would appreciate an opportunity to continue his farming operation. Corn and soybeans are the primary crops grown.

▼ 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 Raymond R. Irwin Trust 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.

▼ 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 Raymond R. Irwin Trust farmland for sale as follows:

Tract #1 - 118.20 acres @ \$10,500 per acre = \$1,241,100
Tract #2 - 40.00 acres @ \$12,950 per acre = \$518,000
Tract #3 - 32.00 acres @ \$11,250 per acre = \$360,000

▼ 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
Farm Manager



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