



Heartland Ag
Group Ltd.

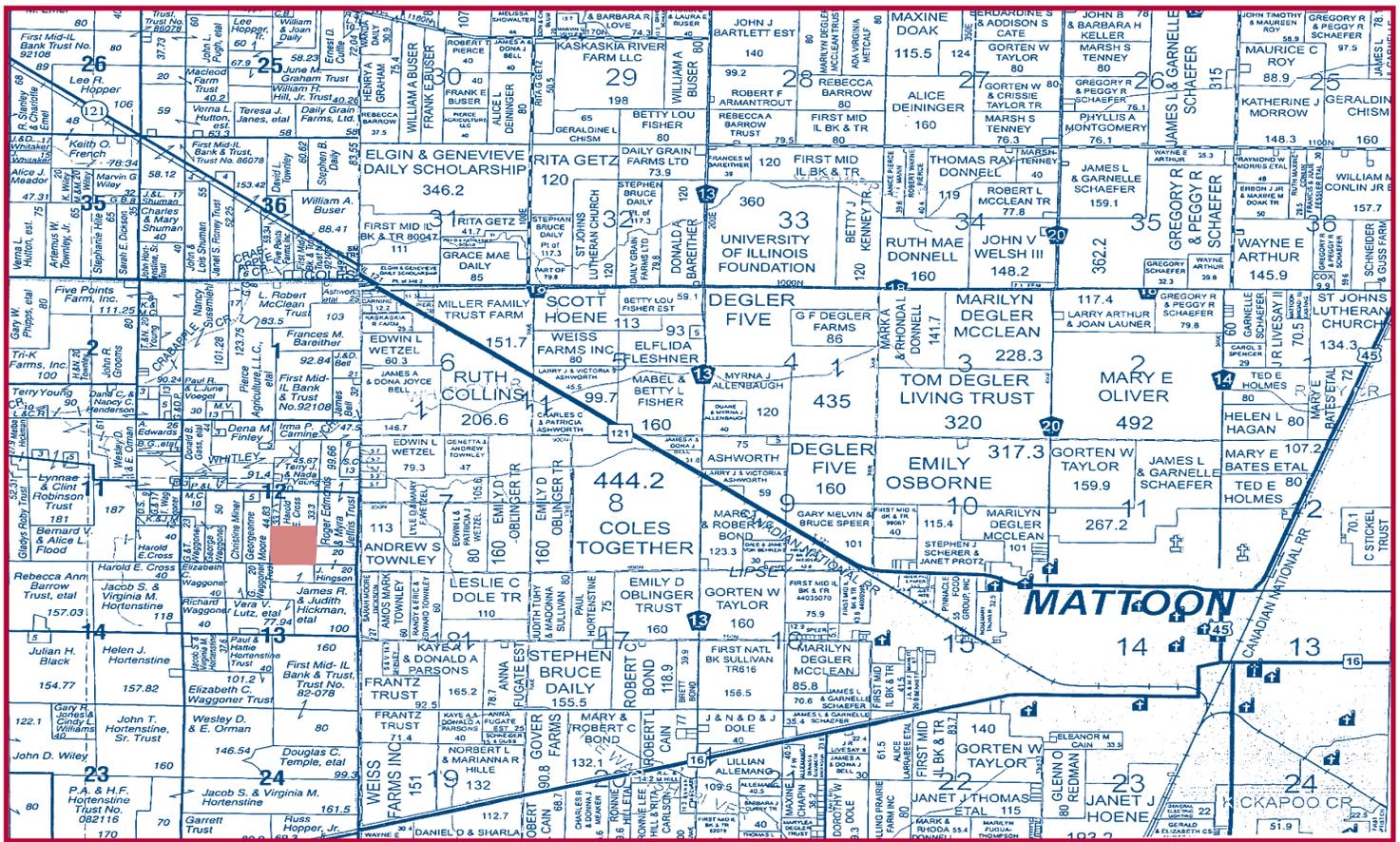
Farmland For Sale

Ronald D. Jeffris Trust Farm

40.00 Acres
Top Quality Farmland

Whitley Township
Moultrie County, Illinois

The Ronald D. Jeffris Trust farmland is located 2 miles directly south of Coles Station (approximately 3 miles west of Mattoon, Illinois). The soils include Dana and Raub 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 Ronald D. Jeffris Trust farm is located 2 miles directly south of Coles Station (approximately 3 miles west of Mattoon, Illinois). Public access to the property is provided by a township road located 1/4 mile north of the farm. An easement provides field access to the farm. **Our Heartland Ag Group Ltd.** signs mark the property.

▼ Farmland Access

Access to this tract of land is through a 30 foot wide easement from the northeast corner of the property heading north to the township road. Access is across the Edmonds/Jeffris property.

▼ Legal Description

Here is a brief legal description for the Ronald D. Jeffris Trust farmland:

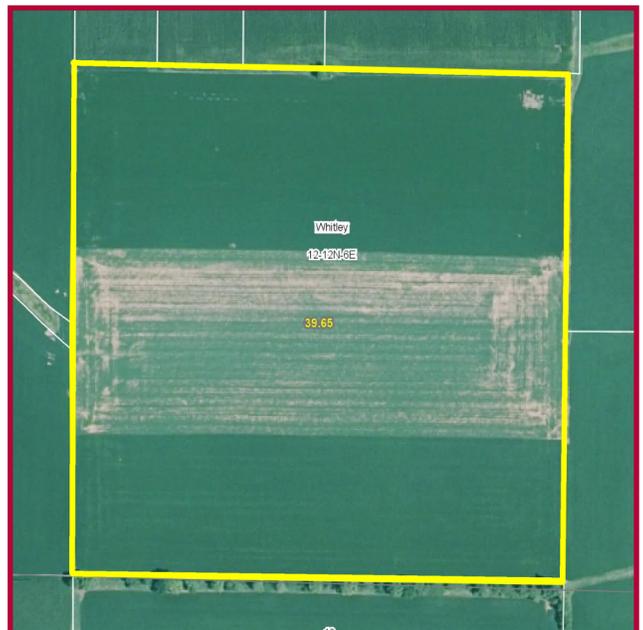
Parcel ID # 11-11-12-000-401 (40.00 acres)

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Twelve North (T12N), Range Six East (R6E) of the 3rd Principal Meridian, Whitley Township, Moultrie County, Illinois.

▼ Farm Operator and Lease

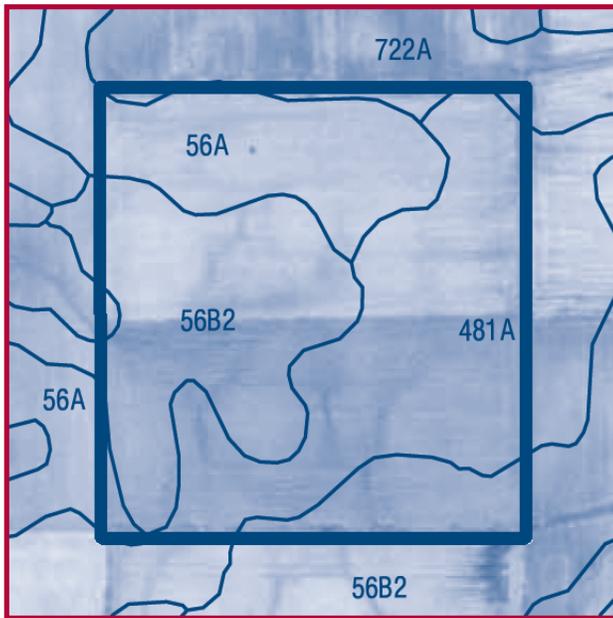
The Ronald D. Jeffris Trust farm is being operated under the terms of a 50/50 crop share lease for year 2015 by Becky Finley. Corn, soybeans and wheat are the primary crops grown in the area. The Finley family does an excellent job of farming. Possession to a buyer will be granted after the 2015 harvest of each crop is complete.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Ronald D. Jeffris Trust 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	15.60	39.3%	124.5	134.4
481	Raub silt loam	15.19	38.3%	134.0	155.0
56	Dana silt loam	8.31	21.0%	131.0	140.0
722	Drummer-Milford silty clay loam	0.56	1.4%	137.0	150.0
Weighted Averages		39.66	100%	129.7	143.7
Non-tillable		0.34			
Total		40.00			

▼ FSA Data

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

Farm No:	4969
Tract No:	2019
Tillable Acres	39.65
Corn Base Acres	21.8
PLC Corn Yield	121
Soybean Base Acres	17.5
PLC Soybean Yield	48
Wheat Base Acres	0.3
PLC Wheat Yield	55

Note - The Moultrie County FSA office has verified that there are no highly erodible acreage 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 Ronald D. Jeffris Trust farmland:

Parcel ID #	Acres	2014 Assessed Value	2014 Taxes Payable in 2015	Rate Per Acre
11-11-12-000-401	40.00	\$9,864.00	\$732.34	\$18.31

▼ 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 Ronald D. Jeffris 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 Ronald D. Jeffris Trust farmland for sale as follows:

40.00 acres @ \$11,000 per acre = \$440,000 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

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Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

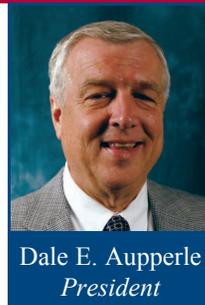
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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