



Heartland Ag
Group Ltd.

Farmland For Sale

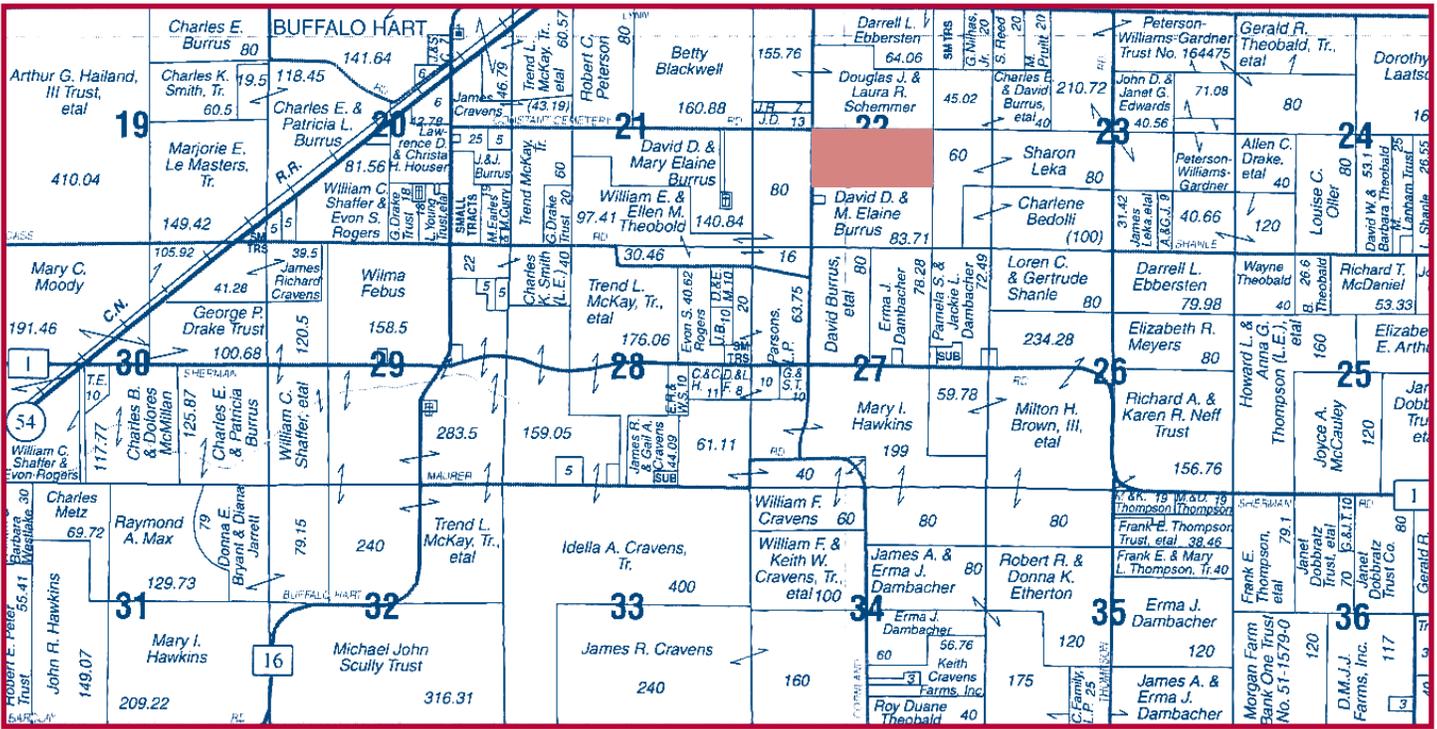


This picture is taken from the northwest corner of the property facing south along the township road that forms the west boundary.

Sara May Odgers Trust Farm

70.95 Acres – Prime Farmland
Buffalo Hart Township
Sangamon County, Illinois

The Sara May Odgers Trust Farm is located 4½ miles directly north of Buffalo, Illinois. Access is provided by an oil and chip township road which forms the west boundary. The soils include the popular Ipava, Sable, and Tama soil types. The farm is 99% tillable with a productivity index of 140.8. 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.

▼ **Location**

The Sara May Odgers Trust farm is located 4½ miles directly north of Buffalo, Illinois. Access is provided by an oil and chip township road which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ **Aerial Photograph**



Aerial photographs provided by AgriData, Inc.

▼ **Farm Operator and Lease**

The Sara May Odgers Trust farm has been operated for a number of years by David Burrus under the terms of a 50/50 crop share lease. The primary crops grown in the area are corn and soybeans. David would like to continue his farming operation for the 2014 year. However - - the lease is open for the purchasers of this property to select a tenant.

▼ **Soil Productivity**

Soil types and productivity ratings on the Sara May Odgers Trust farmland (as published by the University of Illinois, department of Agronomy in circular 811 & 1156) are as follows:

▼ **Legal Description**

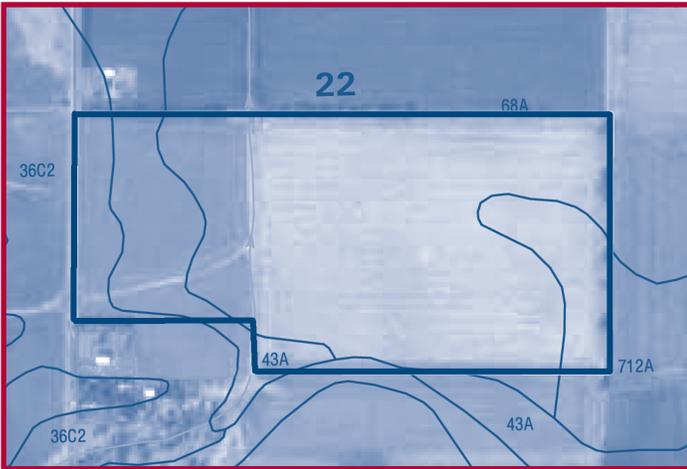
Here is a brief legal description for the Sara May Odgers Trust farmland:

Parcel ID Number: 08-22.0-300-006 (Sangamon County, Illinois)

Part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section Twenty-two (22), Township Seventeen (17) North, Range Three (3) West of the Third Principal Meridian, Sangamon County, Illinois, (containing approximately 70.95 acres more or less).

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	48.70	69.1%	143.0	155.0
43	Ipava silt loam	9.30	13.2%	142.0	160.0
36	Tama silt loam	6.70	9.5%	129.3	141.0
712	Spaulding silty clay loam	5.60	7.9%	134.0	135.0
36	Tama silt loam	0.20	0.3%	137.6	148.5
Weighted Averages		70.50	100%	140.8	152.7
Non-tillable		.45			
Total		70.95			

▼ Soil Maps



▼ FSA Data

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

Farm No:	7466
Tillable Acres	70.5
Corn Base Acres	40.7
Direct Payment Corn Yield	124
Counter-cyclical Payment Corn Yield	150
Soybean Base Acres	29.6
Direct Payment Soybean Yield	36
Counter-cyclical Payment Soybean Yield	43

Note – The Sangamon County FSA office has verified this farmland is enrolled in the USDA Government Program. The wetland determination is not complete on this property.

▼ Tax Information

The Sangamon County Treasurer has provided the following real estate tax information on the Sara May Odgers Trust 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>
08-22.0-300-006	75.95	\$28,403	\$2,100.24	\$27.65

(A 5.0 acre building site will be separated out of the southwest corner.)

▼ 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 Sara May Odgers 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 Sara May Odgers Trust farmland for sale as follows:

70.95 acres @ \$13,250 per acre = \$940,087.00

▼ 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.
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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

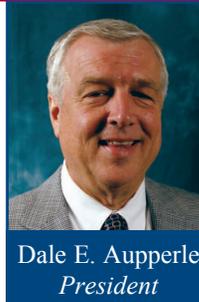
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -