



Heartland Ag
Group Ltd.

Farmland For Sale

Schaffnacker Estate Farm

2 Tracts of Excellent Farmland

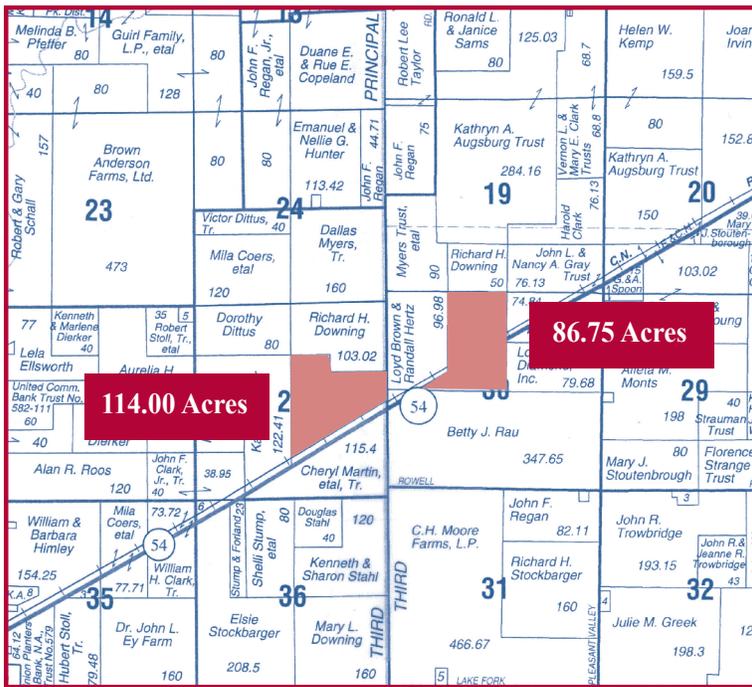
114.00 Acres

**Aetna Township
Logan County, Illinois**

86.75 Acres

**Tunbridge Township
DeWitt County, Illinois**

The 114.00 acre and 86.75 acre tracts of land are located 3 miles Southwest of Kenney, Illinois. Access is provided by an oil and chip township road and US Route 54. These two tracts of land have productivity indexes ranging from 138.7 to 139.4. They are 98% tillable. Soils include Sable, Ipava, Tama, Harpster, and Shiloh. Details on each 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.

Parcel ID Numbers: 11-30-100-002 (89.00 acres)

The East ½ of the Northwest fractional Quarter of Section 30 except the right-of-way of the Illinois Central Railroad, also beginning at the Southeast corner of the West ½ of the Northwest Quarter of said Section 30, thence running West 14.28 chains to the Southeast right of way line of the Illinois Central

Railroad, thence Northeast with said right-of-way line to the East line of the West ½ of the Northwest Quarter of Section 30 aforesaid, thence South 8.59 chains to the place of beginning, in Township 19 North, Range 1 East of the Third Principal Meridian in DeWitt County, Illinois.

Also 24/100 of an acre beginning at the Southwest corner of the Northwest Quarter of Section 30 aforesaid, thence North one rod, thence East to the Northwest right-of-way line of the Illinois Central Railroad, thence Southwest with said right-of-way line of the South line of the Northwest Quarter of Section 30, thence West to the place of beginning, in Township 19 North, Range 1 East of the Third Principal Meridian in DeWitt County, Illinois.

Two and ½ acres, more or less, being all of the Northwest Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 1 East of the Third Principal Meridian lying North of the Railway, otherwise described as beginning at the Northwest corner of said Northwest Quarter of the Southwest Quarter of said Section 30, thence East 620 feet more or less to the right-of-way of the Illinois Central Railroad, thence Southwest along said right of way line to the West line of said Section and to a point 365 feet South of the beginning, thence North 365 feet more or less to the point of beginning in DeWitt County, Illinois.

▼ Location

The 114.00 acre and 86.75 acre tracts of land are located 3 miles Southwest of Kenney, Illinois. Access is provided by an oil and chip township road and US Route 54. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

These farms are currently operated by Leonard and Leonard Farms under the terms of a cash rent lease. The primary crops grown in the area are corn and soybeans. The lease for 2013 is open.

▼ Legal Description

Here is a brief legal descriptions for the Schaffenacker Estate Farmland:

**Parcel ID Numbers: 03-025-006-00 (58.72 acres)
03-025-002-00 (56.98 acres)**

The South ½ of the Northeast ¼ of Section 25, excepting 23.02 acres conveyed to Jacob Stoll described as follows; beginning at a stone at the Northeast corner of said South ½ of the Northeast Quarter and from thence West on the North line of said last mentioned tract 23.28 chains to a stone; thence South 9.54 chains to a stone thence on a straight line in a Southeasterly direction 23.28 chains to a stone at a point in the Section line 10.25 chains South of the place of beginning; consisting of 56.98 Acres, Tax ID No. 03-025-002-00.

Also all that part of the southeast Quarter of Section 25 lying North and West of the right-of-way of the Illinois Central Railroad Company, being formerly the right-of-way of the Gilman, Clinton and Springfield Railroad Company; all said lands being in Township 19 North, Range 1 West of the Third Principal Meridian in Logan County, Illinois.

▼ Boundary Survey

A boundary survey has been completed by Cox Land Surveying and is available by asking Heartland Ag Group, Ltd.

▼ Aerial Photographs



Aerial photograph was provided by the AgriData. Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Schaffenacker Estate Farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

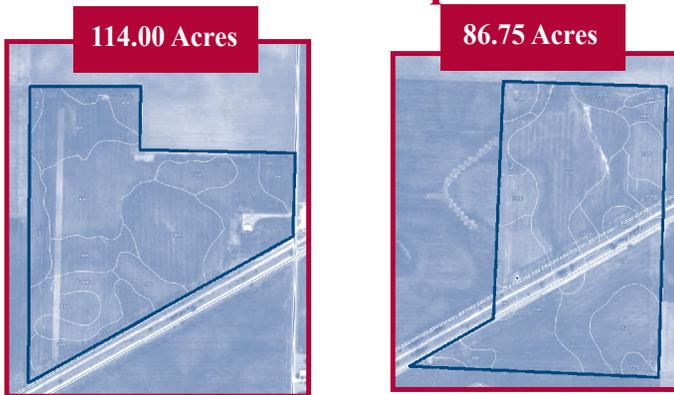
114.00 Acre Tract

Soil #	Soil Type	Acres	% of Productivity	
			Farm	Index (811) / Index (1156)
43	Ipava silt loam	49.20	43.5%	142.0 / 160.0
68	Sable silty clay loam	29.10	25.7%	143.0 / 155.0
138	Shiloh silty clay loam	16.50	14.6%	130.0 / 135.0
712	Spaulding silty clay loam	6.80	6.0%	134.0 / 135.0
748	Plano silt loam	6.80	6.0%	133.7 / 138.6
737	Tama silt loam	4.80	4.2%	139.0 / 150.0
Weighted Averages		113.60	100%	139.4 / 151.9
Non-tillable		0.40		
Total		114.00		

86.75 Acre Tract

Soil #	Soil Type	Acres	% of Productivity	
			Farm	Index (811) / Index (1156)
43	Ipava silt loam	27.40	31.4%	142.0 / 160.0
67	Harpster silty clay loam	22.40	25.6%	133.0 / 135.0
68	Sable silty clay loam	20.30	23.2%	143.0 / 155.0
737	Tama silt loam	12.60	14.4%	137.6 / 148.5
138	Shiloh silty clay loam	2.70	3.1%	130.0 / 135.0
244	Hartsburg silty clay loam	2.00	2.3%	134.0 / 140.0
Weighted Averages		87.30	100%	138.7 / 149.5
Non-tillable		-0.55		
Total		86.75		

▼ Soil Map



▼ FSA Data

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

	114.00 Acres	86.75 Acres
Farm No.	9327	9327
Total Acres	114.4	87.3
Tillable Acres	113.6	87.3
Corn Base Acres	56.3	44.1
Direct Payment Corn Yield	132	132
Counter-cyclical Payment Corn Yield	168	168
Soybean Base Acres	56.9	43.2
Direct Payment Soybean Yield	43	43
Counter-cyclical Payment Soybean Yield	51	51

Note - The Logan and DeWitt County FSA offices has verified these farms is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified in this property.

▼ Tax Information

The Logan County and DeWitt County Treasurers has provided the following real estate tax information on the Schaffenacker Estate Farmland:

114.00 Acre Tract

Parcel ID #	Acres	2010	2010 Taxes	Rate
		Assessed Value	Payable in 2011	Per Acre
03-025-006-00	58.72	\$17,240	\$1,375.10	\$23.42
03-025-002-00	56.98	\$20,350	\$1,623.16	\$28.49
Total	115.70	\$37,590	\$2,998.26	\$25.91

86.75 Acre Tract

Parcel ID #	Acres	2010	2010 Taxes	Rate
		Assessed Value	Payable in 2011	Per Acre
11-30-100-002	89.00	\$26,320	\$2,047.32	\$23.00

▼ 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 Schaffenacker Estate 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 Schaffenacker Estate Farmland for sale as follows:

114.00 acres @ \$10,000 per acre = \$1,140,000
86.75 acres @ \$ 9,300 per acre = \$ 806,775

▼ 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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DECATUR, IL
PERMIT NO. 180



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



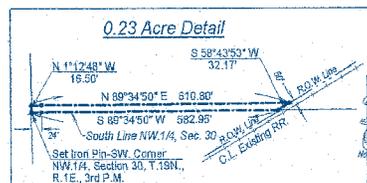
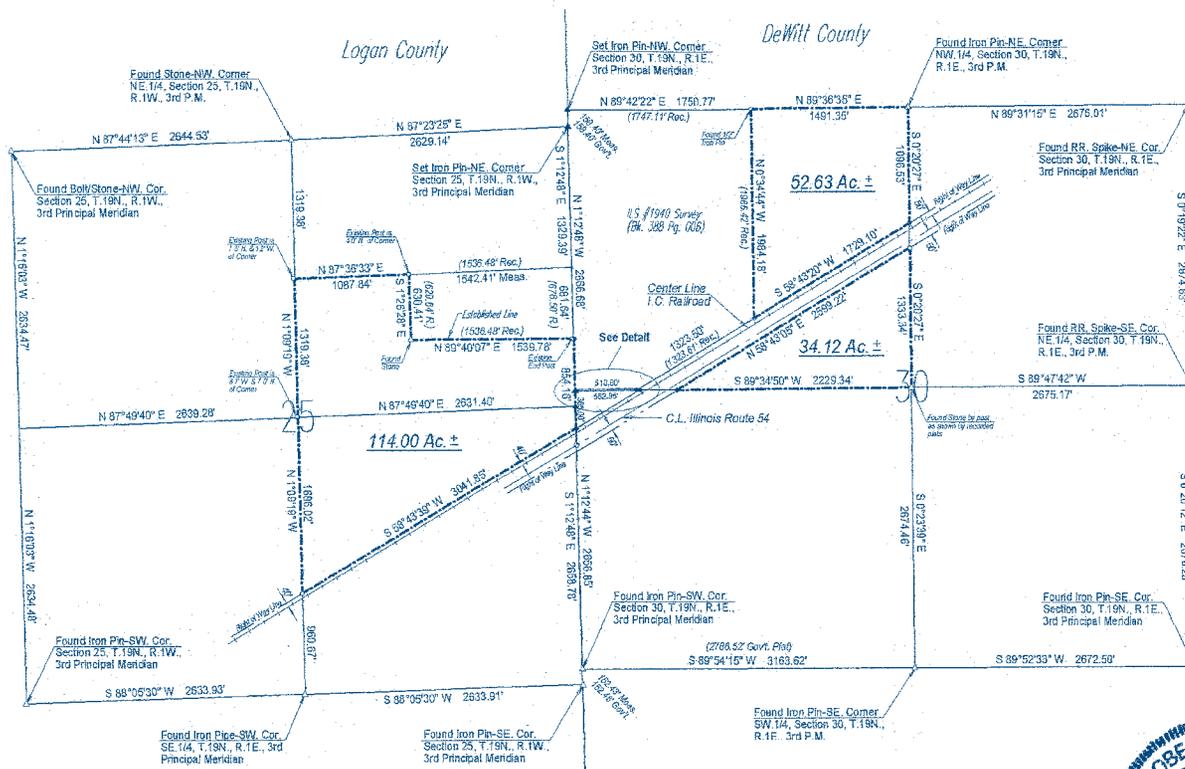
Heartland Ag Group, Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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

Schaffnacker Estate Farmland

Plat of Survey

Situated in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Nineteen (19) North, Range One (1) East of the Third Principal Meridian, DeWitt County, Illinois; and the East Half (E 1/2) of Section Twenty-five (25), Township Nineteen (19) North, Range One (1) West of the Third Principal Meridian, Logan County, Illinois.



Legal Descriptions

The South half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), EXCEPTING 23.02 acres conveyed to Jacob Stoll described as follows: Beginning at a stone at the Northeast corner of said South half (S 1/2) of the Northeast Quarter (NE 1/4) and from thence West on the North line of said last mentioned tract 23.28 chains to a stone; thence South 9.54 chains to a stone; thence on a straight line in a southeasterly direction 23.28 chains to a stone at a point in the Section line 10.25 chains South of the place of beginning, thence North along the Section line 10.25 chains to the place of beginning; ALSO all that part of the Southeast Quarter (SE 1/4) of Section Twenty-five (25) lying North and West of the right of way of the Illinois Central Railroad Company, being formerly and the right of way of the Illinois Central Railroad Company, being formerly and the right of way of the Gilman, Clinton and Springfield Railroad Company, all said lands being in Township Nineteen (19) North, Range One (1) West of the Third Principal Meridian. Situated in Logan County, Illinois. (Legal Description as shown as Parcel 2 on the Central Illinois Title Company - Chicago Title Insurance Company File Number CT 434.)

The East half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty (30), EXCEPT the right of way of the Illinois Central Railroad, ALSO beginning at the Southeast corner of the West half (W 1/2) of the Northwest Quarter (NW 1/4) of said Section Thirty (30); thence running West 14.28 chains to the Southeast right of way line of the Illinois Central Railroad; thence Northeast with said right of way line to the East line of the West half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty (30) aforesaid; thence South 8.59 chains, to the place of beginning, ALSO 24/100 of an acre beginning at the Southwest corner of the Northwest Quarter (NW 1/4) of Section Thirty (30) aforesaid, thence North One rod, thence East to the Northwest right of way line of the Illinois Central Railroad; thence Southwest with said right of way line to the South line of the Northwest Quarter (NW 1/4) of Section Thirty (30); thence West to the place of beginning, all in Township Nineteen (19) North, Range One (1) East of the Third Principal Meridian. Situated in DeWitt County, Illinois. (Legal Description as shown as Parcel 3 on the Central Illinois Title Company - Chicago Title Insurance Company File Number CT 434.)



Legend

- Scale: 1" = 300'
- = Iron Pin or Pipe
- = From Prev. Surveys
- = 5/8" Iron Pin Set This Survey



Bearings are based on the Illinois State Plane Coordinate System - (West Zone)

Fieldwork completed: September - MC

- Survey Notes:
- 1) The field and office procedures were performed by me, or under my direct supervision in the month of September, 2012.
 - 2) No investigation was made concerning environmental or subsurface conditions to the existence of underground utilities in the source of this survey.
 - 3) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the source of this survey.
 - 4) The boundary of this property was determined by the physical location of existing monumentation in Sections 25, 30 and the surrounding sections.
 - 5) This professional service conforms with the current IFLSA Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor Number 2442, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of September, 2012, in accordance with state statutes governing survey work in the State of Illinois.

September 29, 2012

Robert L. Cox
IL, Professional Land Surveyor No. 2442
(License Expires November 30, 2012)