



**Heartland Ag
Group Ltd.**

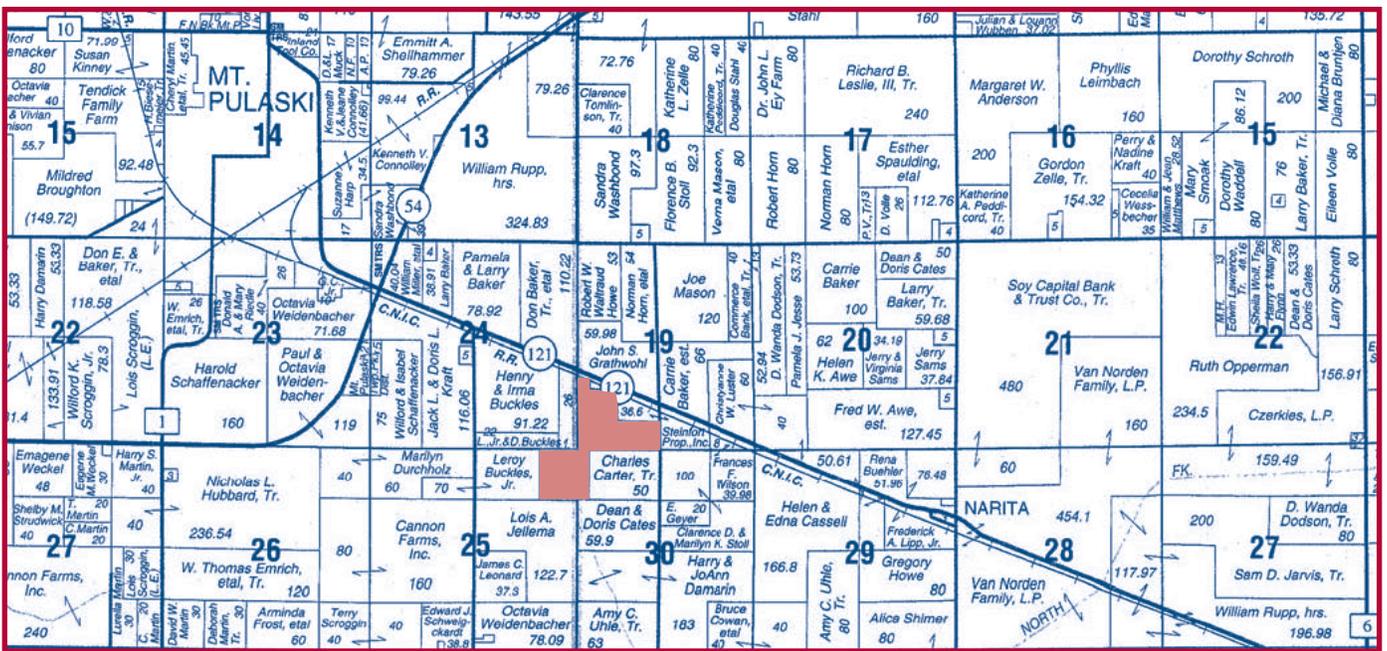
Farmland For Sale

Schaffnacker Estate Farm

114.74 Acres - Prime Farmland

**Laenna & Mt. Pulaski Townships
Logan County, Illinois**

The Schaffnacker Estate Farmland is located 2 miles South of Mt. Pulaski, Illinois. Access is provided by Illinois State Route 121 which forms a portion of the north boundary. Also, an oil and chip township road forms the east boundary. Soils include Sable, Ipava, and Buckhart. This farm is 100% tillable with a productivity index of 142.5. 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.

▼ Location

The Shaffenacker Estate Farmland is located 2 miles South of Mt. Pulaski, Illinois. Access is provided by Illinois State Route 121 which forms a portion of the north boundary. Also, an oil and chip township road forms the east boundary. Our Heartland Ag Group Ltd. signs mark the property.

▼ Farm Operator and Lease

Schaffenacker Estate Farm is 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.

▼ Legal Description

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

- Parcel ID: 06-075-001-00 (30.00 acres)
- 06-074-013-00 (26.74 acres)
- 02-019-006-00 (48.20 acres)
- 02-030-005-00 (9.90 acres)

▼ Boundary Survey

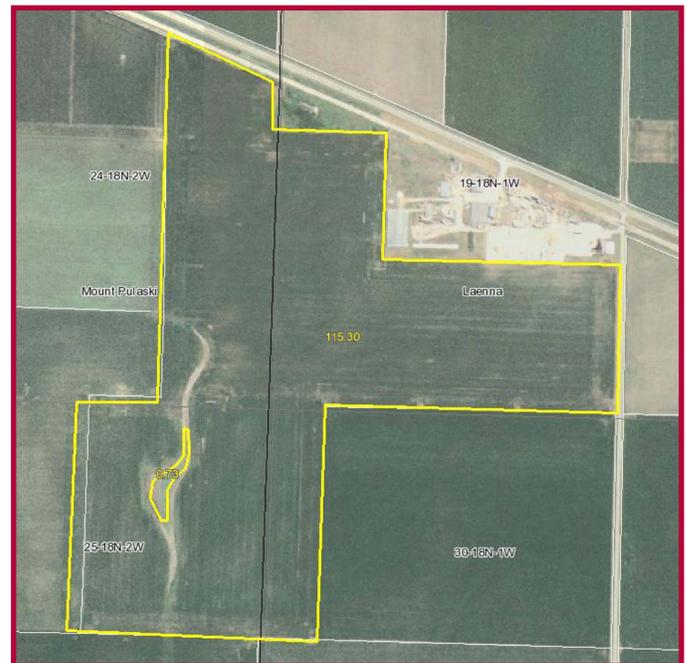
A boundary survey has been completed by Cox Land Surveying and is available by asking Heartland Ag Group, Ltd.

The East 30 acres of the Northeast ¼ of the Northeast ¼ of Section 25, Township 18 North, Range 2 West of the Third Principal Meridian in Logan County, Illinois.

All that part of the Southwest ¼ of Section 19, Township 18 North, Range 1 West of the Third Principal Meridian lying South of the Illinois Central Railroad Company right-of-way, formerly designated as the P.D. & E. Railroad designated as Lot 3 in the West ½ of Section 19 in Logan County, Illinois, excepting that portion thereof sold and conveyed to Robert Steinfort, containing 48.2 acres.

26.74 acres off of the entire East side of that portion of the Southeast ¼ of Section 24, Township 18 North, Range 2 East of the Third Principal Meridian in Logan County, Illinois lying South of the Illinois Central Railroad Company right-of-way, formerly designated as Lot 2 in the Southeast ¼ of said Section 24, Logan County, Illinois.

▼ Aerial Photograph



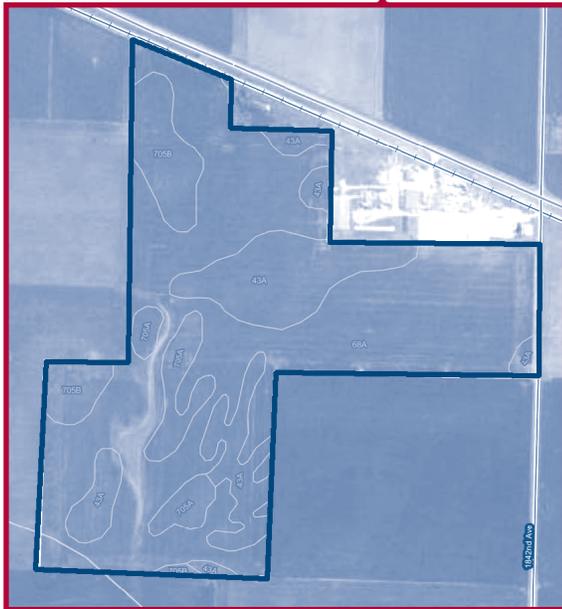
Aerial photograph was provided by the AgriData, Inc.

▼ 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:

Soil #	Soil Type	Acres	% of Productivity	
			Farm	Index (811) Index (1156)
68	Sable silty clay loam	74.94	65.3%	143.0 155.0
43	Ipava silt loam	23.80	20.7%	142.0 160.0
705	Buckhart silt loam	9.56	7.9%	140.6 148.5
705	Buckhart silt loam	7.00	6.1%	142.0 150.0
Weighted Averages		115.30	100%	142.5 155.2
Non-tillable		-0.56		
Total		114.74		

▼ Soil Map



▼ FSA Data

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

Farm No.	9327
Total Acres	116.0
Tillable Acres	115.3
Corn Base Acres	58.1
Direct Payment Corn Yield	132
Counter-cyclical Payment Corn Yield	168
Soybean Base Acres	57.2
Direct Payment Soybean Yield	43
Counter-cyclical Payment Soybean Yield	51

Note - The Logan County FSA office has verified this farm 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 Treasurer has provided the following real estate tax information on the Schaffenacker Estate Farmland:

Parcel ID #	Acres	2010	2010 Taxes	Rate
		Assessed Value	Payable in 2011	Per Acre
06-075-001-00	30.00	\$10,870	\$826.74	\$27.56
06-074-013-00	26.74	\$9,550	\$726.34	\$27.16
02-019-006-00	48.20	\$17,460	\$1,337.70	\$27.75
02-030-005-00	9.90	\$3,610	\$273.40	\$27.62
Total	114.84	\$41,490	\$3,164.18	\$27.55

▼ 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:

114.74 acres @ \$11,500 per acre = \$1,319,510

▼ 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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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
Farm Manager



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