



Heartland Ag
Group Ltd.

Farmland For Sale

Schipper Trust Farm

20.00 Acres - Prime Farmland

**Wilson Township
DeWitt County, Illinois**

The Schipper Trust Farm is located 2 miles northeast of Wapella. The soils include Ipava, Catlin and Sable with a productivity index of 138.8. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ FSA Data

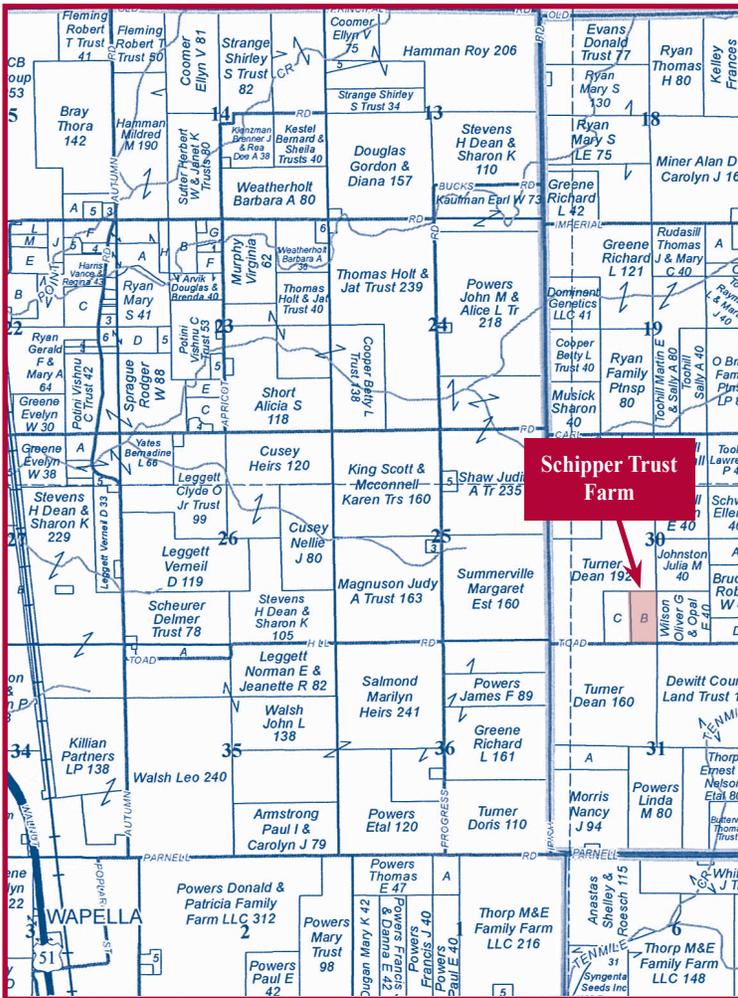
The following information was provided by the DeWitt County Farm Service Agency (FSA) office in Clinton, Illinois:

Farm No.	4856
Tract No.	12087
Tillable Acres	19.52
Corn Base Acres	9.40
PLC Corn Yield	156
Soybean Base Acres	9.40
PLC Soybean Yield	43

Note - The DeWitt County FSA office has verified that there are no highly erodible acreage or wetlands identified on this property.

▼ Farm Operator and Lease

The Schipper Trust farm was operated by Mike Craig and Bob Kuntz under the terms of a variable cash rent lease for 2018. Corn and soybeans are the primary crops grown in the area. Mike and Bob do an excellent job of farming and would like to continue their farming operation. The lease is open for 2019.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Schipper Trust Farm is located 2 miles northeast of Wapella. Public access to the property is provided by a township road which forms the south boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

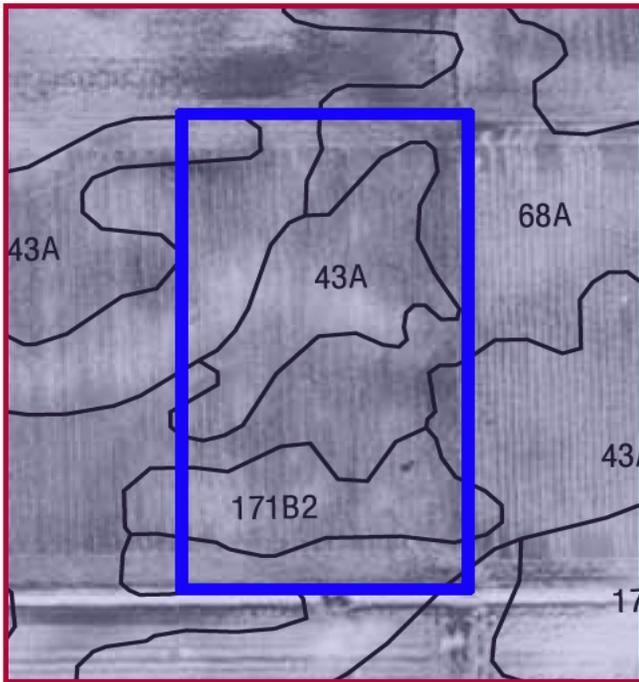
▼ Legal Description

Here is a brief legal description for the Schipper Trust farmland:

Parcel ID #03-30-300-004 (20.00 acres)

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Twenty-one North (T21N), Range Three East (R3E) of the Third Principal Meridian (3rd PM), Wilson Township, DeWitt County, Illinois.

▼ Soil Map



▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
43	Ipava silt loam	7.75	38.8%	142.0	160.0
171	Catlin silt loam	6.48	32.4%	131.1	139.2
68	Sable silty clay loam	5.77	28.9%	143.0	155.0
Weighted Averages		20.00	100%	138.8	151.8
Non-tillable		<u>0.00</u>			
Total		20.00			

▼ Tax Information

The DeWitt County Treasurer has provided the following real estate tax information on the Schipper Trust farmland:

<u>Parcel ID#</u>	<u>Acres</u>	<u>2017 Assessed Value</u>	<u>2017 Taxes Payable in 2018</u>	<u>Rate Per Acre</u>
03-30-300-004	20.00	\$9,709	\$628.82	\$31.44

▼ 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 Schipper 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 Schipper Trust farmland for sale as follows:

20.00 acres @ \$11,500 per acre = \$230,000 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

Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive
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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

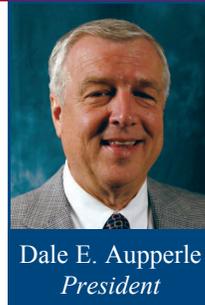
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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*. -