



Heartland Ag
Group Ltd.

Farmland For Sale

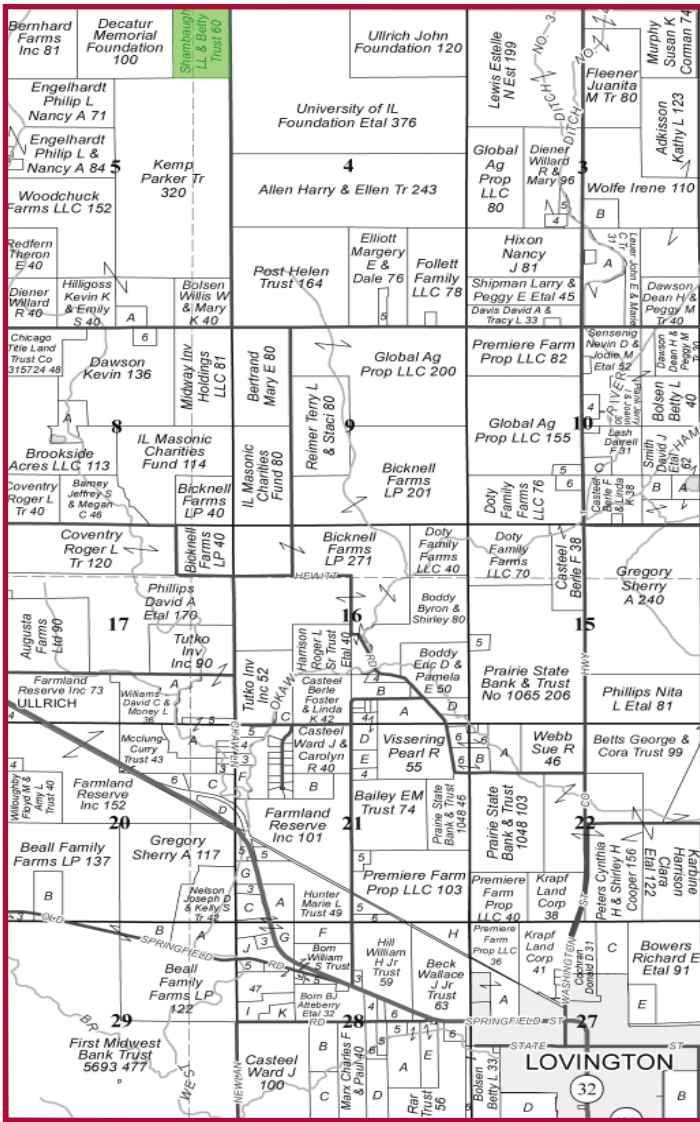


Shambaugh Trust Farm

60.00 Acres - Prime Farmland

Lovington Township, Moultrie County

The Shambaugh Trust Farm is located three miles east of LaPlace, IL. Access is provided by U.S. Route 36 which forms the north boundary of the farm. The soils include Drummer-Milford, Flanagan, and Hartsburg with a productivity index of 137.3. More details on this 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 Shambaugh Trust Farm is located three miles east of LaPlace, IL or six miles north and west of Lovington, IL. Access to the farm is provided by U.S. Route 36 which forms the north boundary and County Road 800 E that forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Shambaugh Trust Farm:

Parcel ID #: 02-02-05-000-201 (60.00 acres)

East One-Half (E ½) of Lot Four (4), Section Five (5), Township 15 North, Range 5 East of the 3rd Principal Meridian, Moultrie County (60 acres).

▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Shambaugh Trust farmland:

Parcel ID #	Acres	2023 Assessed Value	2023 Taxes Payable in 2024	Rate Per Acre
02-02-05-000-201	60.00	\$38,516	\$2,360.34	\$39.34

▼ FSA Data

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

Farm No:	6604
Tract No.	620
Total Acres	58.69
Tillable Acres	58.69
Corn Base Acres	31.97
PLC Yield	176
Soybean Base Acres	25.76
PLC Yield	56

▼ Aerial Photograph



Aerial photograph was provided by Agri Data.

▼ Tile Drainage

The Shambaugh Trust farm has a pattern tile drainage system that was installed by Yoder Farm Drainage out of Sullivan, IL. Call us for additional details.

▼ Farm Operator and Lease

The Shambaugh Trust Farm is being operated by Glenn Eads under the terms of a cash rent lease. Corn and soybeans are the primary crops grown on this farm and in the area. Glenn Eads does an excellent job of farming and would like to continue his farming operation in the future.

▼ Soil Map



▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
722	Drummer-Milford silty clay loams	45.08	76.9%	136.0
154	Flanagan silt loam	10.53	17.9%	144.0
244	Hartsburg silty clay loam	3.08	5.2%	134.0
Weighted Averages		58.69	100%	137.3
Non-tillable		<u>1.31</u>		
Total		60.00		

▼ 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 Shambaugh Trust Farm. 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Shambaugh Trust Farm for sale as follows:

60.00 acres @ \$17,500 per acre = \$1,050,000 in total

▼ Real Estate Broker

Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

Ryan E. Aupperle, AFM

Managing Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA

Designated Managing Broker

Office: (217) 876-7700

E-mail: dale@heartlandaggroup.com

Web: www.heartlandaggroup.com



Heartland Ag Group Ltd.
1401 Koester Drive
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
Rural Appraiser



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