



Heartland Ag  
Group Ltd.

# Farmland For Sale

## Shulke Farms

**2 Tracts of Excellent Farmland**

**40.00 Acres - Gerald Shulke - SOLD**

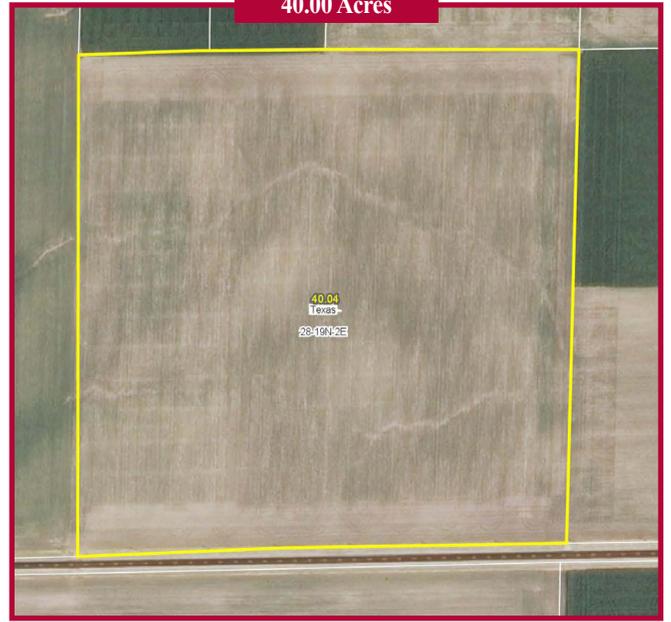
**40.00 Acres - David Shulke**

**Texas Township  
DeWitt County, Illinois**

These tracts of land are approximately 2 1/2 miles North of Maroa, Illinois. Access is provided by the Kenney Blacktop. These two tracts of land have productivity indexes ranging from 139.9 to 142.0. They are 99% tillable. Soils include Sable, Ipava, and Catlin. Details on each farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Aerial Photographs

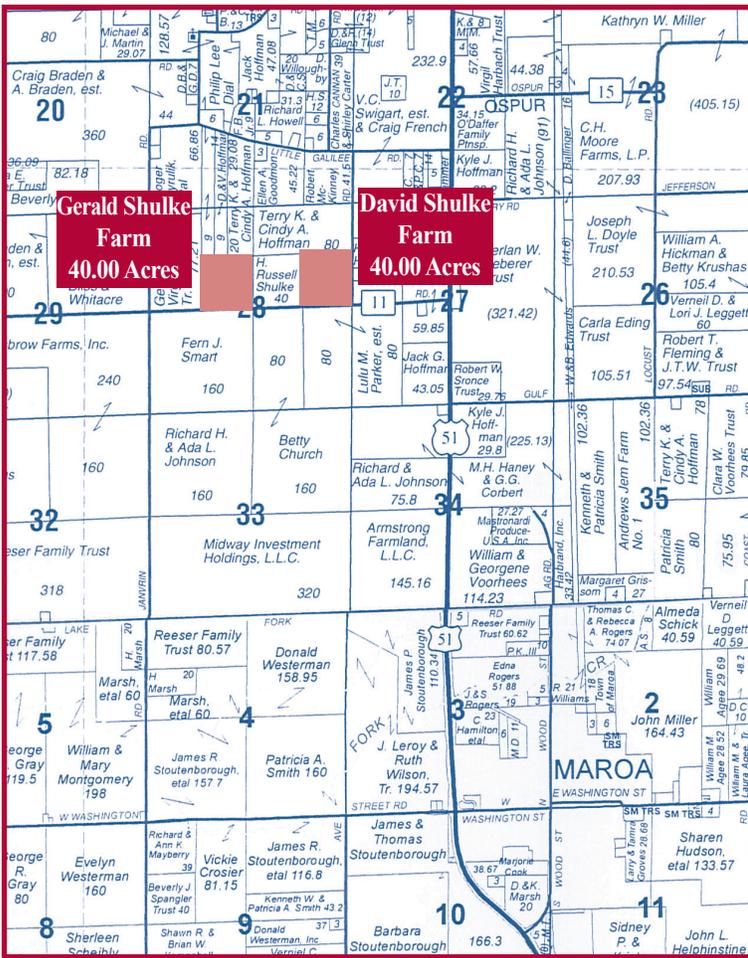
**Gerald Shulke Farm  
40.00 Acres**



**David Shulke Farm  
40.00 Acres**



Aerial photographs are provided by the AgriData, Inc.



Reprinted with permission of Rockford Map Inc.

## ▼ Location

These tracts of land are approximately 2 1/2 miles North of Maroa, Illinois. Access is provided by the Kenney Blacktop. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Farm Operator and Lease

The Shulke Farms are currently operated by David Hoffman 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. David Hoffman would like to the opportunity to continue his farming operation.

## ▼ Legal Description

Here is a brief legal descriptions for the Shulke Farmland:

### Gerald Shulke Farm

**Parcel ID Number: 12-28-100-009 (40.0 acres)**

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Nineteen North (T19N), Range Two East (R2E) of the Third Principal Meridian, Texas Township, DeWitt County, Illinois.

### David Shulke Farm

**Parcel ID Number: 12-28-200-005 (40.0 acres)**

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), Township Nineteen North (T19N), Range Two East (R2E) of the Third Principal Meridian, Texas Township, DeWitt County, Illinois.

## ▼ Soil Productivity

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

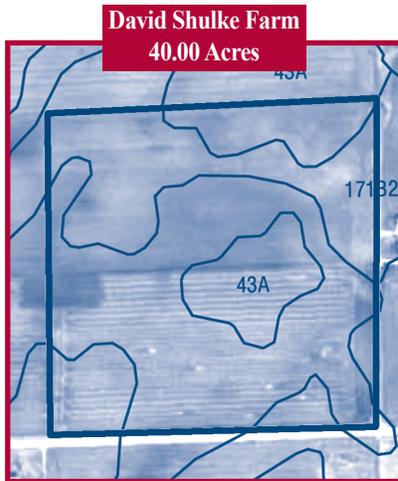
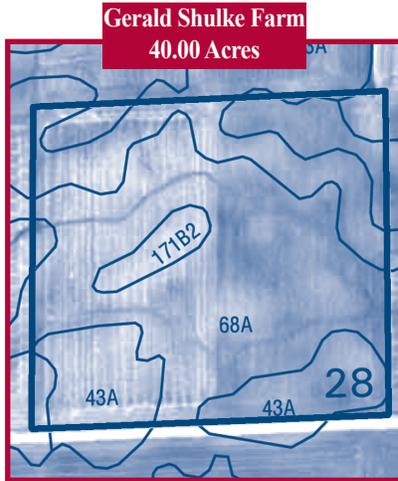
### Gerald Shulke Farm

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	24.30	60.8%	143.0	155.0
43	Ipava silt loam	13.50	33.8%	142.0	160.0
171	Catlin silt loam	2.20	5.5%	131.1	139.2
<b>Weighted Averages</b>		<b>40.00</b>	<b>100%</b>	<b>142.0</b>	<b>155.8</b>
Non-tillable		<u>0.00</u>			
<b>Total</b>		<b>40.00</b>			

## David Shulke Farm

Soil #	Soil Type	Acres	% of Productivity	
			Farm	Index (811) / Index (1156)
68	Sable silty clay loam	19.10	48.1%	143.0 / 155.0
43	Ipava silt loam	11.10	28.0%	142.0 / 160.0
171	Catlin silt loam	9.50	23.9%	131.1 / 139.2
<b>Weighted Averages</b>		<b>39.70</b>	<b>100%</b>	<b>139.9 / 152.6</b>
Non-tillable		0.30		
<b>Total</b>		<b>40.00</b>		

## ▼ Soil Map



## ▼ FSA Data

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

	Gerald Shulke Farm	David Shulke Farm
Farm No.	1800	1801
Total Acres	40.0	40.0
Tillable Acres	40.0	39.7
Corn Base Acres	20.0	20.0
Direct Payment Corn Yield	139	139
Counter-cyclical Payment Corn Yield	167	164
Soybean Base Acres	20.0	19.6
Direct Payment Soybean Yield	38	37
Counter-cyclical Payment Soybean Yield	46	45

Note - The 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 DeWitt County Treasurers has provided the following real estate tax information on the Shulke Farmland:

### Gerald Shulke Farm

Parcel ID #	Acres	2010 Assessed Value	2010 Taxes Payable in 2011	Rate Per Acre
12-28-100-009	40.00	\$15,200	\$890.24	\$22.26

### David Shulke Farm

Parcel ID #	Acres	2010 Assessed Value	2010 Taxes Payable in 2011	Rate Per Acre
12-28-200-005	40.00	\$13,530	\$792.44	\$19.81

## ▼ 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 Shulke 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 Shulke Farmland for sale as follows:

**Gerald Shulke Farm - 40.00 acres @ \$12,900 per acre = \$516,000**

**David Shulke Farm - 40.00 acres @ \$12,900 per acre = \$516,000**

## ▼ 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



## 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*. -