



Heartland Ag
Group Ltd.

Farmland For Sale

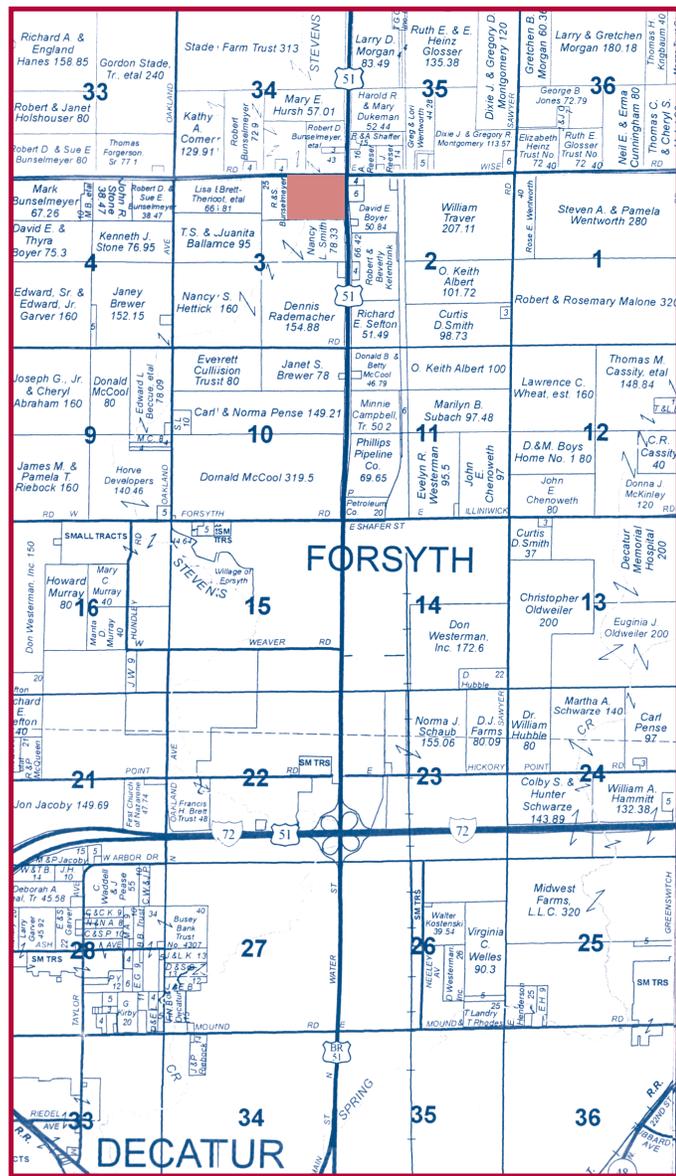
Studebaker Family Farm

51.95 Acres

**Farmland with Wildlife Habitat
Residential Development Land**

**Maroa Township
Macon County, Illinois**

The Studebaker Family Farm is located 2 miles north of Forsyth, Illinois (*along the west side of US Route 51*). The west 22.09 acres is standing timber along Stevens Creek. The east 29.86 acres is farmland along US Route 51. Both tracts are in the Maroa-Forsyth school district. And this habitat is home to all types of Macon County wildlife! 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 Studebaker Family Farm is located 2 miles north of Forsyth, Illinois (*along the west side of US Route 51*). Access is directly off of Wise Road which forms the north boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Wildlife Habitat

This farm is a part of the Illinois Acres for Wildlife Program and is teeming with wildlife that includes Deer - - Beaver - - Mink - - Owls - - Songbirds - - as well as hundreds of other species. Not many places like it in Macon County!

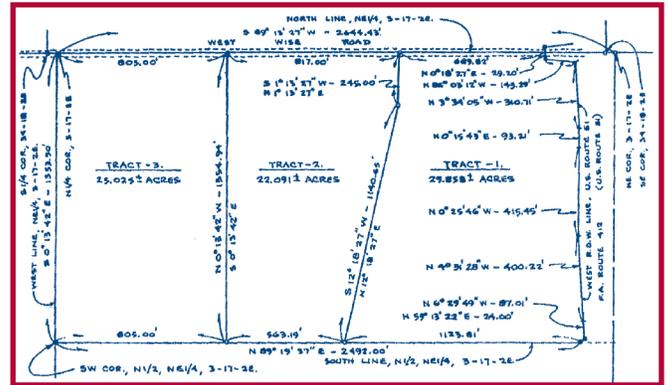
▼ Legal Description

Here is a brief legal description for the Studebaker Family Farm:

Parcel ID #: 07-03-200-003 & 07-03-200-005

Part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section three (3), Township 17 North (T17N), Range 2 East (R2E) of the 3rd Principal Meridian, Macon Township, Macon County, Illinois.

▼ Survey of Plat



A plat of survey completed by Surveyor Bill Faulkner in January 18, 1996 is available for inspection. Two separately surveyed tracts make up this property.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Farm Operator and Lease

The tillable cropland on this farm is operated by Brad McCool under the terms of a 50/50 crop share lease arrangement for 2012. Brad does a good job of farming this land and would look forward to continuing his operation. He has a one year verbal lease.

▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	7.00	24.3%	144.0	150.0
198	Elburn silt loam	6.60	22.9%	143.0	155.0
171	Catlin silt loam	4.70	16.3%	136.6	143.6
107	Sawmill silty clay loam	3.80	13.2%	139.0	140.0
622	Wyanet silt loam	2.00	6.9%	114.0	120.0
865	Pits, gravel(f)	1.60	5.6%	0.0	0.0
622	Wyanet silt loam	1.50	5.2%	111.6	117.5
43	Ipava silt loam	1.30	4.5%	142.0	160.0
679	Blackberry silt loam	0.30	1.0%	140.6	143.6
Weighted Averages		28.80	100%	130.0	137.0
Non-tillable		23.15			
Total		51.95			

▼ Soil Map



▼ FSA Data

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

Farm No.	6491
Total Acres	51.0
Tillable Acres	31.1
Corn Base Acres	14.3
Direct Payment Corn Yield	126
Counter-cyclical Payment Corn Yield	137
Soybean Base Acres	14.3
Direct Payment Soybean Yield	31
Counter-cyclical Payment Soybean Yield	37

Note - The Macon 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.

This farm is enrolled in a CRP program that expires on September 30, 2022. A 2.30 acre filler strip is enrolled along the ditch and receives an annual payment of \$481.62.

▼ Farm Improvements

There are 2 mobile homes on the property that are owned by the Studebaker Family. The north home is being rented for \$350 a month. The south one is currently vacant. This property is served by a drilled well and a septic system.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Studebaker Family Farmland:

<u>Parcel ID#</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
07-03-200-003	22.09	\$1,190.00	\$78.00	\$ 3.53
07-03-200-005	29.86	\$27,203.00	\$1,796.79	\$60.17
Total	51.95	\$28,393.00	\$1,874.79	\$36.08

▼ 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 Studebaker Family 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.

The Studebaker Family Farm is represented by Thomas Shade, Attorney At Law, whose contact information is as follows:

Shade & Justice Law Offices
Thomas Shade
132 South Water Street, Suite 515
Decatur, IL 62523
Phone: (217) 428-0905

▼ 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 Studebaker Family Farmland for sale as follows:

51.95 acres @ \$10,587 per acre = \$550,000 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
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Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
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*. -