



Heartland Ag
Group Ltd.

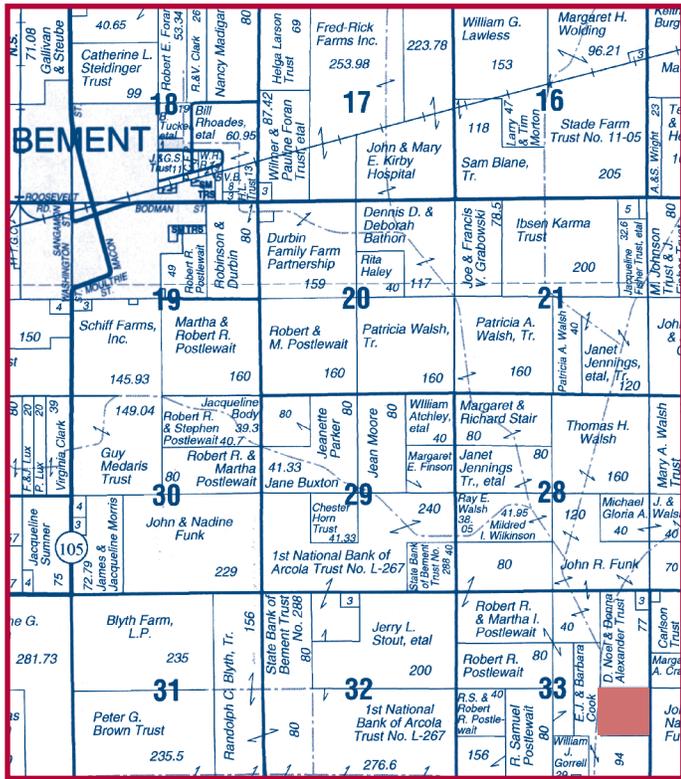
Farmland For Sale

Sunderland Trust Farm

40.0 Acres - Prime Farmland

**Bement Township
Piatt County, Illinois**

The Sunderland Trust Farm is located 3 miles southeast of Bement, Illinois. Access on the east is a township road which is perfect. The soils are Drummer-Milford, Sabina and Sawmill. The overall productivity index of 139.9. Details of the 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 Sunderland Trust Farm is located 3 miles southeast of Bement, Illinois. Access on the east is a township road which is perfect. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photograph



This aerial photograph was provided by AgriData, Inc.

▲ Legal Description

Here is a brief legal description for the Sunderland Trust Farm:

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Seventeen North (T17N), Range Six East (R6E) of the 3rd Principal Meridian, Bement Township, Piatt County, Illinois.

▲ Farm Operator and Lease

Dan Moore of Monticello is operating this farm in 2011 under the terms of a 50/50 crop share lease. Soybean crop is growing on the land. Dan has done an excellent job of operating this farmland and will be happy to continue his farming operation.

▲ Soil Productivity

Soil types and productivity ratings on the Sunderland Trust Farm (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)
722	Drummer-Milford silty clay loam	14.20	36.2%	137.0	150.0
236	Sabina silt loam	13.00	33.2%	122.0	130.0
107	Sawmill silty clay loam	10.70	27.3%	139.0	140.0
291	Xenia silt loam	1.10	2.8%	116.8	123.8
284	Tice silty clay loam	0.20	0.5%	134.0	145.0
Weighted Averages		39.20	100%	132.0	139.9
Non-tillable		<u>0.80</u>			
Total		40.00			

▲ Soil Map



▲ FSA Data

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

Farm No.	82
Tract No.	1858
Total Acres	40.0
Tillable Acres	39.2
Corn Base Acres	18.5
Direct Payment Corn Yield	122
Counter-cyclical Payment Corn Yield	140
Soybean Base Acres	18.5
Direct Payment Soybean Yield	43
Counter-cyclical Payment Soybean Yield	51

Note - The Piatt 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 Piatt County Treasurer has provided the following real estate tax information on the Sunderland Trust farmland.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2010 Assessed Value</u>	<u>2010 Taxes Payable in 2011</u>	<u>Rate Per Acre</u>
01-33-17-006-010-00	40.00	\$8,486.00	\$755.50	18.89

▲ 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 Sunderland 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.

The Sunderland Trust Farmland is represented by Constance Larsen, Attorney At Law, whose contact information is as follows:

Constance Larsen – Trust Lawyer
345 West 9th Avenue, Suite 102
Escondido, CA 92025
Phone: (760) 743-5216
Fax: (760) 743-6312

▲ 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

The Sunderland Trust Farm is offering the farmland for sale as follows:

40.0 acres @ \$9,750 per acre = \$390,000 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.
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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**. -