



Heartland Ag
Group Ltd.

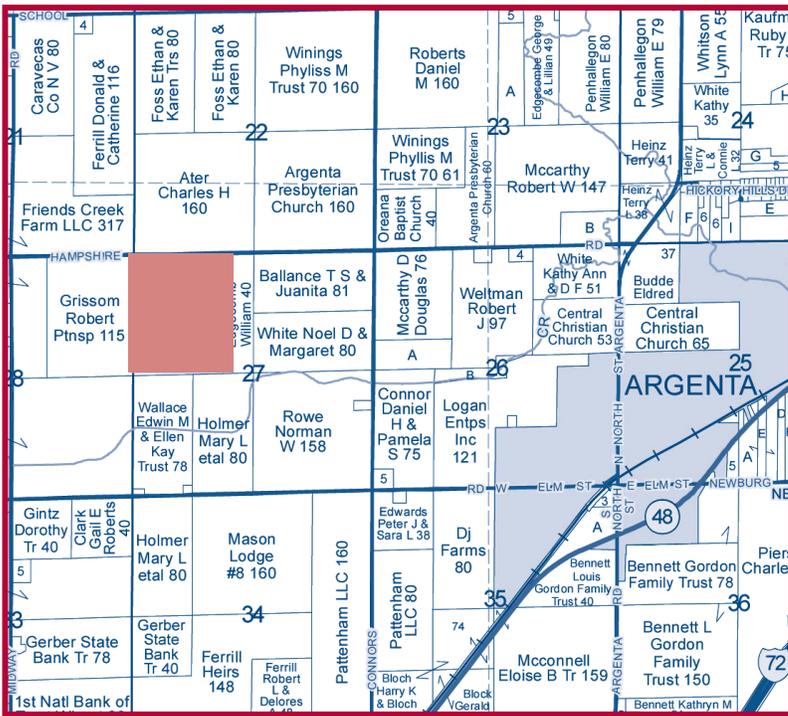
Farmland For Sale



Sweitzer Family Farm

120.13 Acres – Prime Farmland
Friends Creek Township
Macon County, Illinois

The Sweitzer Family Farmland is located 1½ miles to the west of Argenta, Illinois. Access is provided by a township road which forms the north boundary line. This farm is approximately 1½ miles from State Route 48. The soils include Ipava, Sable, Flanagan and Catlin. This farm is 96.5% tillable with a productivity index of 142.7. Details on 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 Sweitzer Family farm is located 1½ miles directly west of Argenta, Illinois. Access is provided by an oil and chip township road which forms the north boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Sweitzer Family farm is operated under the terms of a 50/50 crop share lease by Mark Poole for year 2014. The primary crops grown in the area are corn and soybeans. Mark Poole is looking to extend his farming operation with a potential buyer.

▼ Legal Description

Here is a brief legal description for the Sweitzer Family farmland:

Parcel ID # 05-03-27-100-001

Parcel I: The Northwest Quarter of Section 27, Township 18 North, Range Three East of the Third Principal Meridian, EXCEPT the East 658 feet of the Northwest Quarter of Section 27, Township 18 North, Range 3 East, Situated in Macon County, Illinois.

▼ Aerial Photographs



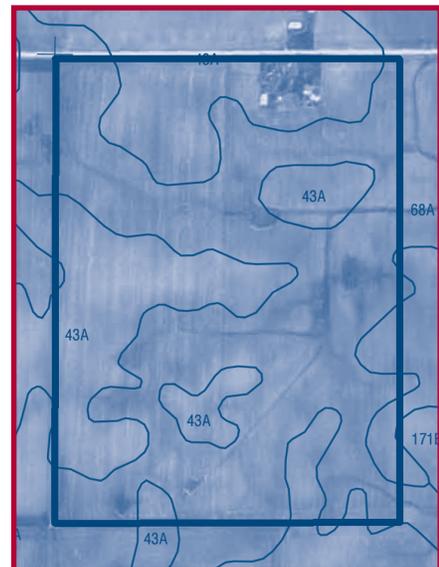
Aerial photographs provided by AgriData, Inc.

▼ Soil Productivity

Soil types and productivity ratings on the Sweitzer Family farmland (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)
68	Sable silty clay loam	67.37	58.1%	143.0	155.0
43	Ipava silt loam	42.10	36.3%	142.0	160.0
154	Flanagan silt loam	6.43	5.5%	144.0	160.0
171	Catlin silt loam	0.07	0.1%	136.6	143.6
Weighted Averages		115.97	100%	142.7	157.1
Non-tillable		4.16			
Total		120.13			

▼ Soil Maps



▼ Farm Buildings

A cinderblock shed measuring 30 ft. x 54 ft. is the only building improvement on the previous homestead site which is approximately 3 acres. This location would make a good rural home site. There is a drilled water well at the building site.



▼ FSA Data

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

Farm No.	383
Tract No.	1585
Total Acres	118.5
Tillable Acres	116.0
Corn Base Acres	58.3
Direct Payment Corn Yield	133
Counter-cyclical Payment Corn Yield	158
Soybean Base Acres	57.7
Direct Payment Soybean Yield	37
Counter-cyclical Payment Soybean Yield	44

Note – The Macon County FSA office has verified this farmland is enrolled in the USDA Government Program for 2014. There are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.

▼ Tax Information

The Macon County Treasurer has provided the following real estate tax information on the Sweitzer Family farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
05-03-27-100-001	120.13	\$56,883	\$5,185.30	\$43.16

▼ 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 Sweitzer 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 Sweitzer Family is represented by Attorney Keith Casteel whose contact information is as follows:

Keith Casteel
Samuels Miller Schroeder Jackson & Sly
225 North Water Street, Suite 301
Decatur, IL 62523
Phone: (217) 429-4325
Fax: (217) 425-6313

▼ 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 Sweitzer Family farmland for sale as follows:

120.13 acres @ \$12,750 per acre = \$1,531,658 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, 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
Rural Appraiser



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