



Heartland Ag  
Group Ltd.

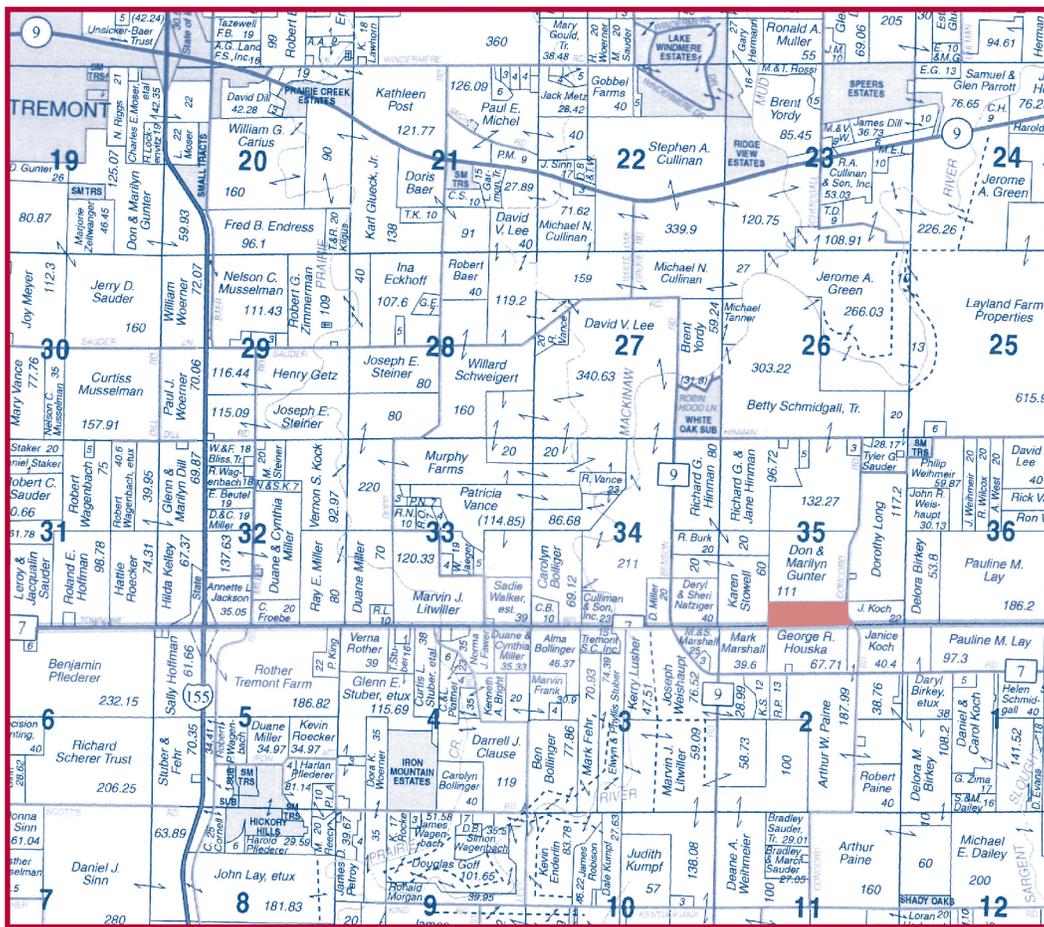
# Farmland For Sale



## Sweitzer Family Farm

**37.50 Acres – Prime Farmland**  
**Tremont Township**  
**Tazewell County, Illinois**

The Sweitzer Family Farmland is located 4 miles to the southeast of Tremont, Illinois. Access is provided by a township road which forms the east boundary line. This farm is approximately 3 miles from Interstate 155. The soils include Sable, Stronghurst, Fayette and Rozetta. This farm is 99.6% tillable with a productivity index of 130.5. 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 4 miles southeast of Tremont, Illinois. Access is provided by an oil and chip township road which forms the east boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▼ Aerial Photographs



Aerial photographs provided by AgriData. Inc.

### ▼ Farm Operator and Lease

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

### ▼ 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:

### ▼ Legal Description

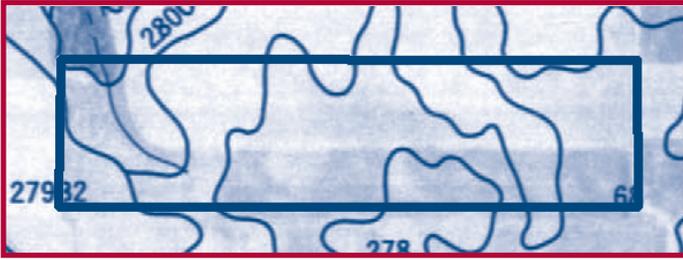
Here is a brief legal description for the Sweitzer Family farmland:

#### Parcel ID # 12-12-35-300-004

Parcel II: The South half of the Southeast Quarter of the Southwest Quarter of Section 35 and the South Half of the Southwest Quarter of the Southeast Quarter of Section 35, all in Township 24 North, Range 3 West of the Third Principal Meridian, Situated in Tazewell County, Illinois.

| Soil #                   | Soil Type             | Acres        | % of Farm   | Productivity Index (811) | Productivity Index (1156) |
|--------------------------|-----------------------|--------------|-------------|--------------------------|---------------------------|
| 68                       | Sable silty clay loam | 18.61        | 49.8%       | 143.0                    | 155.0                     |
| 278                      | Stronghurst silt loam | 13.08        | 35.0%       | 120.0                    | 131.0                     |
| 280                      | Fayette silt loam     | 3.32         | 8.9%        | 113.5                    | 117.5                     |
| 279                      | Rozetta silt loam     | 2.35         | 6.3%        | 114.0                    | 120.0                     |
| <b>Weighted Averages</b> |                       | <b>37.36</b> | <b>100%</b> | <b>130.5</b>             | <b>141.0</b>              |
| Non-tillable             |                       | 0.14         |             |                          |                           |
| <b>Total</b>             |                       | <b>37.50</b> |             |                          |                           |

## ▼ Soil Maps



## ▼ FSA Data

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

|  |       |
|--|-------|
| Farm No.                               | 2202  |
| Tract No.                              | 1796  |
| Total Acres                            | 38.26 |
| Tillable Acres                         | 37.36 |
| Corn Base Acres                        | 18.00 |
| Direct Payment Corn Yield              | 114   |
| Counter-cyclical Payment Corn Yield    | 152   |
| Soybean Base Acres                     | 18.10 |
| Direct Payment Soybean Yield           | 35    |
| Counter-cyclical Payment Soybean Yield | 42    |

*Note – The Tazewell 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 Tazewell 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> |
|--------------------|--------------|----------------------------|-----------------------------------|----------------------|
| 12-12-35-300-004   | 37.50        | \$11,340                   | \$761.66                          | \$20.31              |

## ▼ 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:

**37.50 acres @ \$12,750 per acre = \$478,125 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](mailto:dale@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://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*. -