



Heartland Ag
Group Ltd.

Farmland For Sale

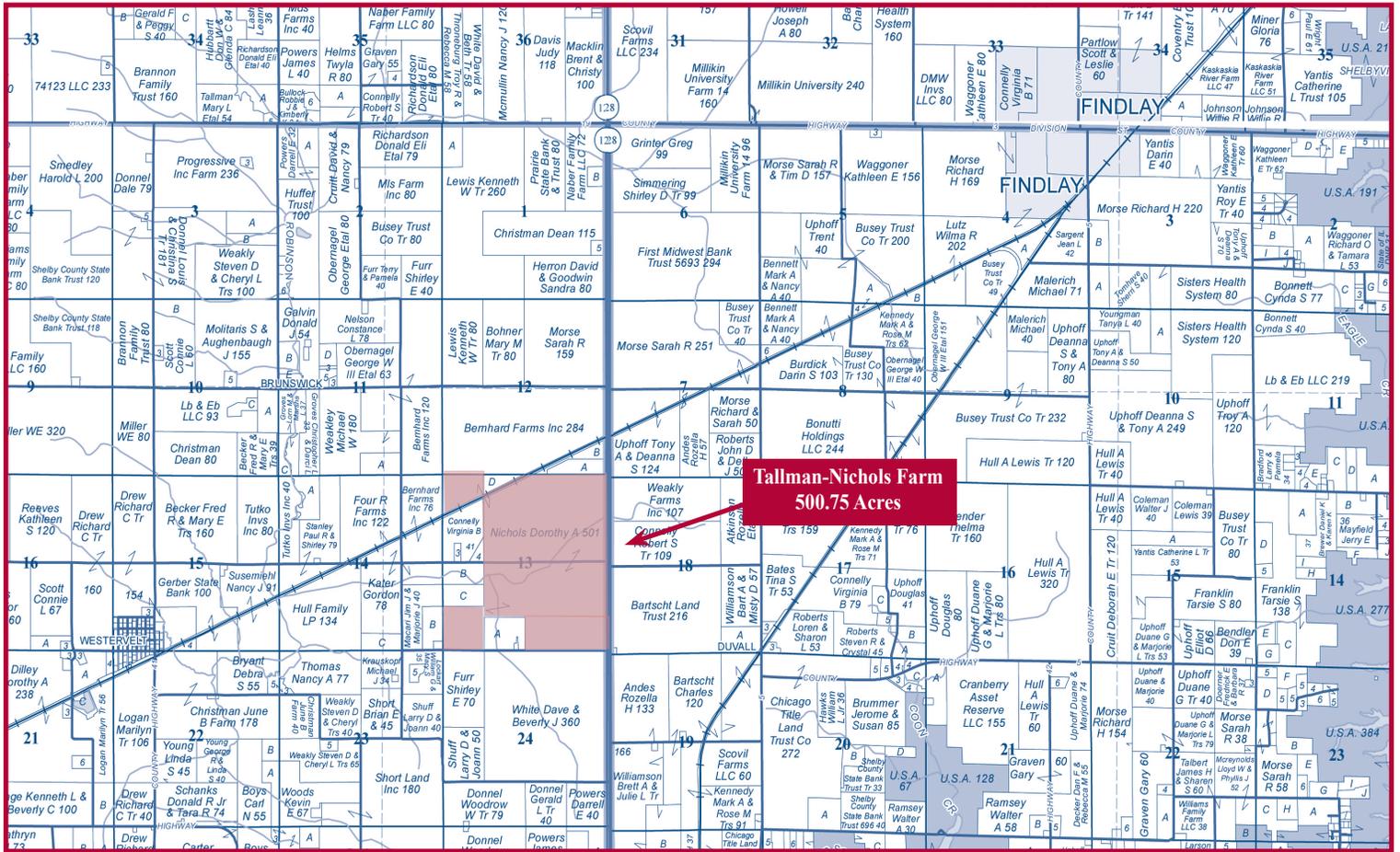


Tallman-Nichols Farm

500.75 Acres
Top Quality Farmland

Ridge Township, Shelby County

The Tallman-Nichols Farm is located 3 miles southwest of Findlay, Illinois. Access is provided by State Highway 128 which forms the entire east boundary of the farm. A township road splits this property into two tracts. Overall access is excellent. The soils include Flanagan, Dana, Parr, and Drummer with an average productivity index of 130.7. More 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 Tallman-Nichols Farm has a highly visible location right on the west side of State Highway 128. A township road splits the farm into two large parcels. Overall visibility and access is excellent. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

A detailed legal description for this property is available in the title insurance policy we will provide upon request. Note that all of the farmland is located in Section Thirteen (13) of Ridge Township. The parcel identification numbers to this property are listed below along with a brief legal description.

- Parcel ID #1707-13-00-300-003 (249.33 acres)
- Parcel ID #1707-13-00-200-001 (156.68 acres)
- Parcel ID #1707-13-00-100-004 (66.74 acres)
- Parcel ID #1707-13-00-100-001 (28.00 acres)

Part of Section Thirteen (13), Township Twelve (12) North, Range Three (3) East of the Third Principal Meridian, Ridge Township, Shelby County, Illinois.

▼ Title Insurance

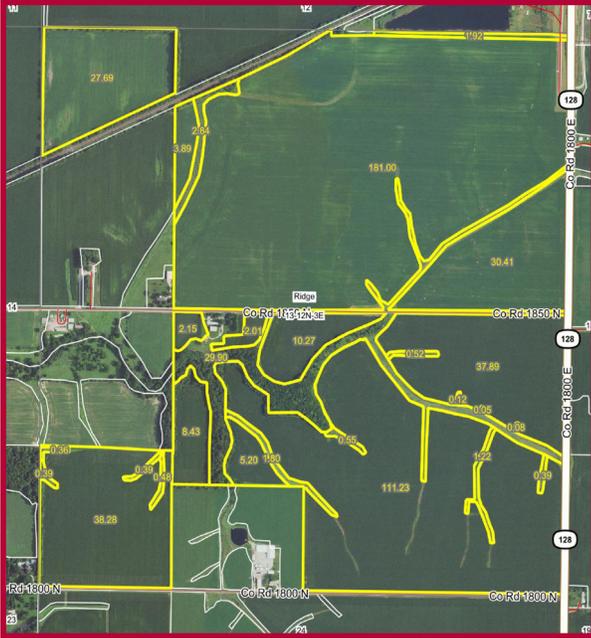
The sellers will provide a title insurance policy in the amount of the purchase price issued through Central Illinois Title Company in Decatur, Illinois. A preliminary title commitment will be furnished to you upon request. Please give us a call to review this documentation.

▼ Farm Operator and Lease

The Tallman-Nichols Farm is being operated by Bryan Roney under the terms of a crop share lease for 2022. Corn and soybeans are the primary crops grown on this farm and in the area. Bryan does an excellent job of farming and would like to continue his farming operation for the purchaser. The lease for next year (2023) is open at this time.

Tallman-Nichols Farm

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ FSA Data

The following information has been provided by the Shelby County Farm Service Agency (FSA) office in Shelbyville, Illinois.

Farm No.:	6560
Tract No.:	1998
Tillable Acres	465.15
Corn Base Acres	292.00
PLC Corn Yield	141
Soybean Base Acres	166.20
PLC Soybean Yield	44

Note - The Shelby County FSA office has verified that no agricultural commodity is planted on undetermined highly erodible acreage. The wetland determination is incomplete.

▼ CRP Contract

The Tallman-Nichols Farm is in a CRP contract (#11949) that covers 6.35 acres of land that ends on September 30, 2030. The annual payment to the landowner is \$1,214. Call us for a copy of this CRP contract.

▼ Buildings

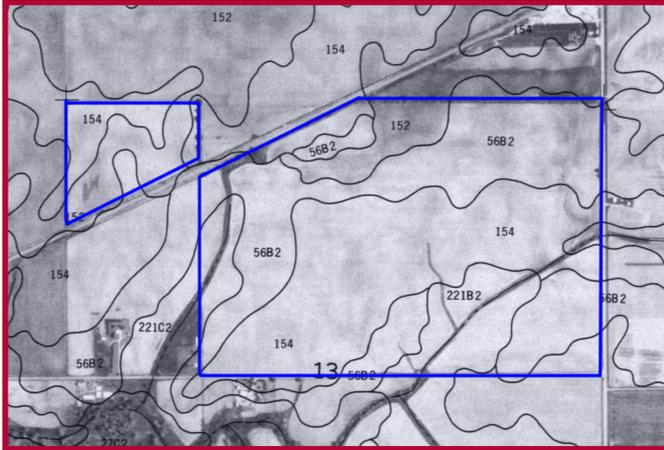
The building improvements on the Tallman-Nichols Farm are located at the west end of the south tract of land. These improvements consist of six grain drying and storage bins and a pole framed shed - - all in a reasonable state of repair. The grain storage facilities will hold approximately 50,000 bushels of corn/soybeans. The implement shed is used for storing smaller farming equipment.



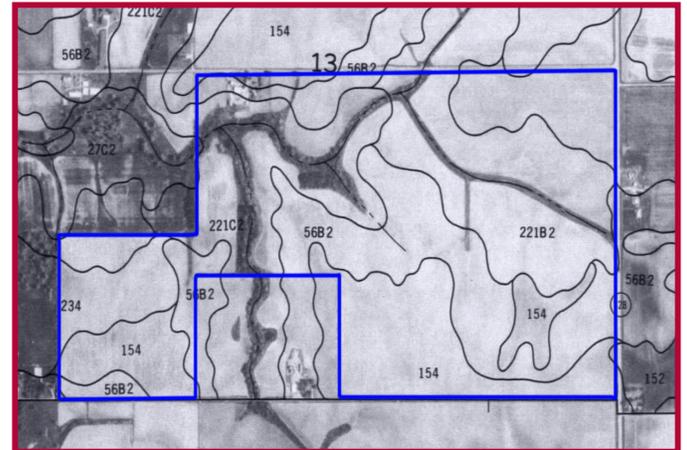
Tallman-Nichols Farm

The Tallman-Nichols Farm is two distinct tracts of farmland separated by a township road. At Heartland Ag Group Ltd., we have broken out the soil map for the tract north of the road - - and south of the road. The soils information on each tract is noted below.

▼ Soil Map - North



▼ Soil Map - South



▼ Soil Productivity - North

Soil types and productivity ratings on the Tallman-Nichols 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)
154	Flanagan silt loam	103.24	42.5%	144.0	160.0
56	Dana silt loam	86.71	35.7%	124.5	134.4
152	Drummer silty clay loam	27.80	11.4%	144.0	150.0
221	Parr silt loam	18.77	7.7%	113.1	124.8
221	Parr silt loam	6.47	2.7%	110.7	122.2
Weighted Averages		242.99	100%	133.7	146.0
Non-tillable		8.43			
Total		251.42			

There are 242.99 tillable acres of cropland which is 96.6% tillable acreage. The tax bills show that there are 251.42 acres in total. The tract is 53.9% Drummer and Flanagan top quality soils.

▼ Soil Productivity - South

Soil types and productivity ratings on the Tallman-Nichols 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)
154	Flanagan silt loam	71.33	33.0%	144.0	160.0
56	Dana silt loam	58.38	27.0%	124.5	134.4
221	Parr silt loam	42.91	19.9%	113.1	124.8
221	Parr silt loam	24.54	11.4%	110.7	122.2
234	Sunbury silt loam	13.45	6.2%	131.0	140.0
291	Xenia silt loam	5.15	2.3%	116.8	123.8
152	Drummer silty clay loam	0.25	0.1%	144.0	150.0
618	Senachwine silt loam	0.09	0.1%	99.5	112.8
Weighted Averages		216.10	100%	127.3	139.7
CRP Acres		6.35			
Non-tillable		26.35			
Total		249.33			

There are 216.10 acres of tillable cropland which makes it 86.7% tillable. An additional 6.35 acres of tillable cropland have been put into CRP acreage. The tax bills show that there are 249.33 acres in total. 33.1% of the tillable cropland is Drummer and Flanagan silt loam.



Heartland Ag Group Ltd.
1401 Koester Drive
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*. -