



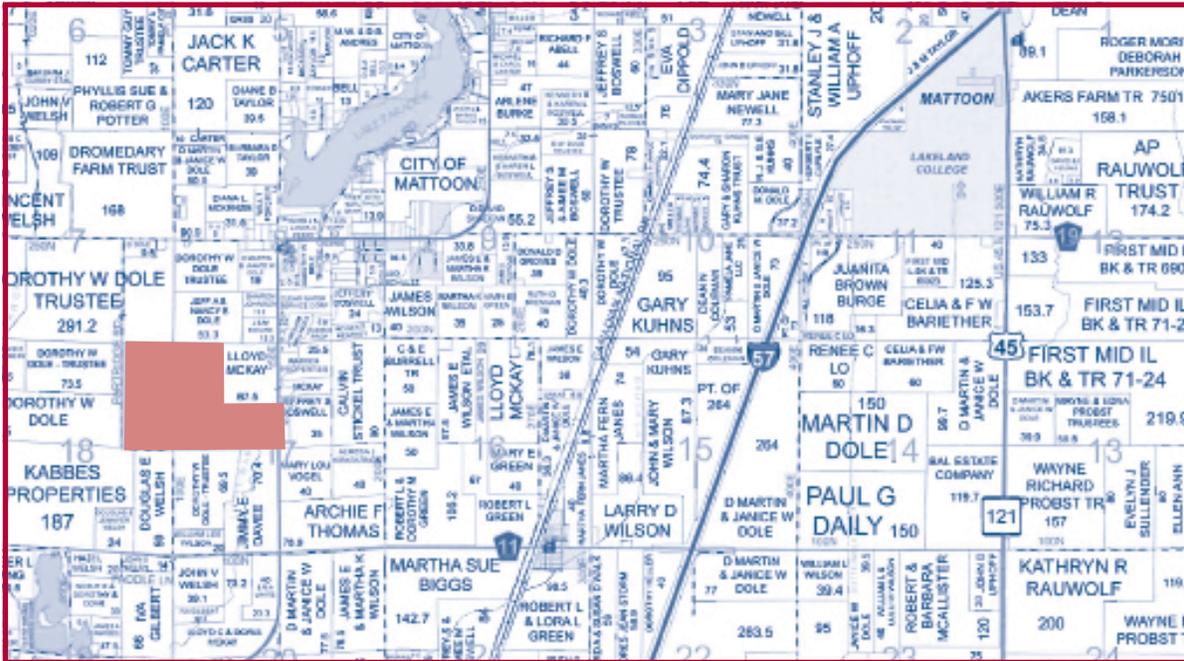
Farmland For Sale

Virginia F. Campbell Estate Farm

182.24 Acres – Prime Farmland

**Paradise Township
Coles County, Illinois**

The Virginia F. Campbell Estate Farmland is located one mile south of Lake Paradise (southwest of Mattoon, Illinois). Access is provided by the Lake Road which forms the east property line. This farm is two miles west of Interstate 57. The soils include Millbrook, Proctor, Brooklyn and Drummer with a productivity index of 129.6. 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 Virginia F. Campbell Estate farm is located one mile south of Lake Paradise (*southwest of Mattoon, Illinois*). Access is provided by the Lake Road which forms the east boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Virginia F. Campbell Estate farmland:

Parcel ID No: 10-0-00431-000 (80.0 acres)

The East Half (E ½) of the Northeast Quarter (NE ¼) of Section Eighteen (18), Township Eleven North (T11N), Range Seven East (R7E) of the 3rd Principal Meridian, Paradise Township, Coles County, Illinois.

Parcel ID No: 10-0-00414-000 (102.24 acres)

The Northwest Quarter (NW ¼) of Section Seventeen (17), Township Eleven North (T11N), Range Seven East (R7E) of the 3rd Principal Meridian, Paradise Township, Coles County, Illinois.

▼ Farm Operator and Lease

The Virginia F. Campbell Estate farm is being operated under a 50/50 crop share lease for year 2014 by Marty Dole. The primary crops grown in the area are corn and soybeans. Marty does an excellent job and would like to continue his farming operation for the new owners.

▼ Aerial Photograph



Aerial photographs provided by AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Virginia F. Campbell Estate farmland (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)	Productivity Index (1156)
219	Millbrook silt loam	45.71	26.6%	129.0
148	Proctor silt loam	36.39	21.1%	133.7
136	Brooklyn silt loam	32.30	18.8%	112.0
152	Drummer silty clay loam	29.29	17.0%	144.0
451	Lawson silt loam	9.76	5.7%	140.0
149	Brenton silt loam	6.77	3.9%	141.0
132	Starks silt loam	4.39	2.6%	119.0
668	Somonauk silt loam	3.75	2.2%	111.2
348	Wingate silt loam	2.77	1.6%	119.8
73	Ross silt loam	0.51	0.3%	134.0
570	Martinsville silt loam	0.33	0.2%	106.0
481	Raub silt loam	0.18	0.1%	134.0
Weighted Averages		172.15	100%	129.6
Non-tillable		10.09		
Total		182.24		

▼ FSA Data

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

Farm No:	5189
Tillable Acres	172.24
Corn Base Acres	86.90
Direct Payment Corn Yield	114
Counter-cyclical Payment Corn Yield	151
Soybean Base Acres	83.90
Direct Payment Soybean Yield	37
Counter-cyclical Payment Soybean Yield	45
CRP Acres	1.2

Note – The Coles County FSA office has verified there are no wetlands or highly erodible soils identified on this property. CRP Contract 42 is on 1.2 acres and ends on September 30th, 2022. The annual payments is \$327 in total. It is a filter strip.

▼ Tax Information

The Coles County Treasurer has provided the following real estate tax information on the Virginia F. Campbell Estate farmland:

Parcel ID #	Acres	2013		Rate
		Assessed Value	Payable in 2014	
10-0-00414-000	102.24	\$44,767	\$3,322.60	\$32.51
10-0-00431-000	80.0	\$21,524	\$1,597.50	\$19.97
	182.24	\$66,291	\$4,920.10	\$27.00

▼ Farm Buildings

The Virginia F. Campbell Estate farm is improved with a two bedroom wooden frame home, a wooden barn, and a metal storage shed. Water is provided by Clearwater Rural Water Service and the farmstead has a private septic system. The Chris Dole family has occupied the home for over 10 years.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Virginia F. Campbell Estate 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 Virginia F. Campbell Estate is represented by Attorney Gregory C. Ray whose contact information is as follows:

Gregory C. Ray
 Craig and Craig Law Firm
 1807 Broadway Avenue
 PO Box 689
 Mattoon, IL 61938
 Phone: 217-234-6481

▼ 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 Virginia F. Campbell Estate farmland for sale as follows:

182.24 acres @ \$11,900 per acre = \$2,168,656 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



Heartland Ag Group, Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

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