



Heartland Ag
Group Ltd.

Farmland For Sale

Wilkinson Investments, LLC

138.00 Acres - Farmland

120.00 Acres - Farmland

Como Township New Madrid County, Missouri

The Wilkinson Investments, LLC Farms are located north of Risco, Missouri (*in New Madrid County*). The predominant soil types are Gideon, Sharkey and Dundee. The land is cut to grade and improved with irrigation wells. Both farms are on a crop share lease for year 2013. Additional farm details are located in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

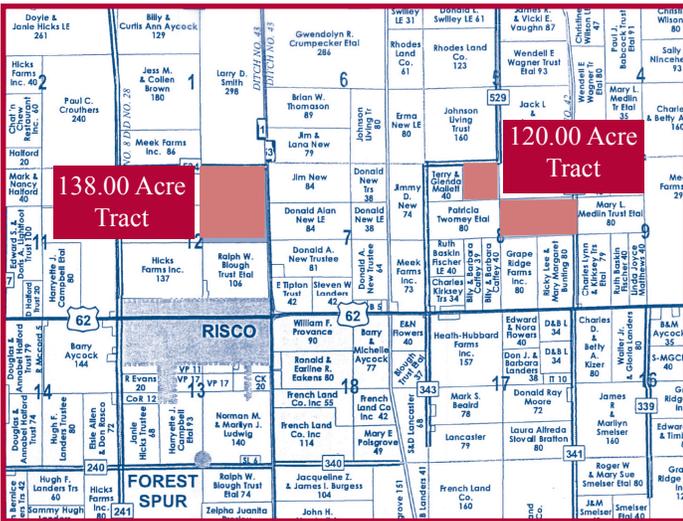
Here is a brief legal description of both properties (*a full legal description is available in the title insurance policy*):

Parcel ID Number: 3260.00 (138.00 Acres)

A part of the Northeast Quarter (NE ¼) of Section Twelve (12), Township Twenty-two (22) North, Range Eleven (11) East of the fifth principal meridian, that lies East of the right of way of the St. Louis San Francisco Railway Company, containing 143 acres, more or less.

Parcel ID Number: 6035.000, 6030.000 (120.00 Acres)

All of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and the South Half (S ½) of the Northeast Quarter (NE ¼) all in Section Numbered Eight (8), Township Numbered Twenty-two (22) North, Range Twelve (12) East, New Madrid County, Missouri.



Reprinted with permission of Rockford Map Inc.

▼ Location

Both tracts of land enjoy a location just north of Risco. The above plat map shows the location of each tract and access to the land. **Heartland Ag Group Ltd. signs mark the property.**

▼ Aerial Photographs



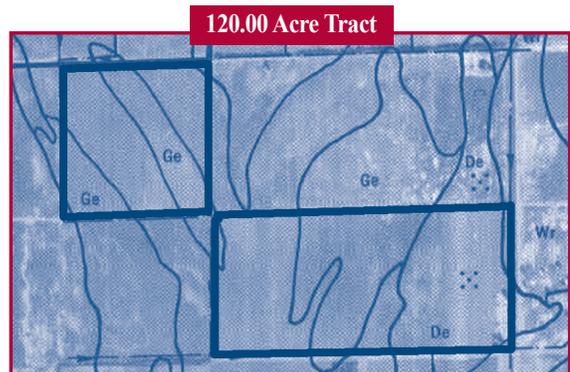
These aerial photographs were provided by Agri Data.

▼ Land Grading and Wells

The 138.00 acre tract was graded in 1985 and year 2000. It is irrigated by two 12 inch wells with electric pumps.

The 120.00 acre farm is served by two wells - a 12 inch well on the 40 acre tract and a new 16 inch well and centrifugal pump on the 80 acre tract.

▼ Soil Maps



▼ Soil Productivity

The Soil types and the percentage of the farmland on the Wilkinson Investments, LLC tracts (as published by AgriData) are as follows:

138.00 Acre Tract

| <u>Soil #</u> | <u>Soil Type</u> | <u>Acres</u> | <u>% of Farm</u> |
|--------------------------|----------------------------|---------------|------------------|
| 86031 | Gideon loam | 59.20 | 43.4% |
| 82077 | Dundee silt loam | 28.30 | 20.7% |
| 86054 | Sharkey silty clay loam | 26.30 | 19.3% |
| 82043 | Farrenburg fine sandy loam | 15.30 | 11.2% |
| 86052 | Sharkey clay | 7.30 | 5.3% |
| Weighted Averages | | 136.40 | 100% |
| Non-tillable | | -1.60 | |
| Total | | 138.00 | |

120.00 Acre Tract

| <u>Soil #</u> | <u>Soil Type</u> | <u>Acres</u> | <u>% of Farm</u> |
|--------------------------|-------------------------|---------------|------------------|
| 86054 | Sharkey silty clay loam | 49.70 | 43.0% |
| 86029 | Gideon clay loam | 36.90 | 31.9% |
| 82077 | Dundee silt loam | 26.90 | 23.3% |
| 82058 | Wardell loam | 1.70 | 1.5% |
| 86031 | Gideon loam | 0.30 | 0.3% |
| Weighted Averages | | 115.50 | 100% |
| Non-tillable | | -4.50 | |
| Total | | 120.00 | |

▼ FSA Data

The following information was provided by the New Madrid County Farm Service Agency (FSA) office in New Madrid, Missouri.

| | <u>138.00 Acres</u> | <u>120.00 Acres</u> |
|----------------------------------------|---------------------|---------------------|
| Farm No. | 3625 | 3271 |
| Total Acres | 138.0 | 120.0 |
| Tillable Acres | 136.4 | 115.5 |
| Corn Base Acres | 37.0 | 38.2 |
| Direct Payment Corn Yield | 100.0 | 97.0 |
| Counter-cyclical Payment Corn Yield | 154.0 | 131.0 |
| Soybean Base Acres | 48.1 | 28.6 |
| Direct Payment Soybean Yield | 35.0 | 34.0 |
| Counter-cyclical Payment Soybean Yield | 42.0 | 41.0 |

Note - This farm is enrolled in the DCP program through the USDA. The owner and operator are also enrolled in the conservation security program through the NRCS office in New Madrid County.

▼ Tax Information

The New Madrid County Treasurer has provided the following real estate tax information on the Wilkinson Investments, LLC Farm:

138.00 Acre Tract

| <u>Parcel ID #</u> | <u>Deeded Acres</u> | <u>2011 Assessed Value</u> | <u>2011 Taxes Payable in 2011</u> | <u>Rate Per Acre</u> |
|--------------------|---------------------|----------------------------|-----------------------------------|----------------------|
| 3260.000 | 138.00 | \$10,550.00 | \$988.40 | \$7.38 |

120.00 Acre Tract

| <u>Parcel ID #</u> | <u>Deeded Acres</u> | <u>2011 Assessed Value</u> | <u>2011 Taxes Payable in 2011</u> | <u>Rate Per Acre</u> |
|--------------------|---------------------|----------------------------|-----------------------------------|----------------------|
| 6035.000 | 40.00 | \$2,950.00 | \$273.75 | \$6.84 |
| 6030.000 | 80.00 | \$6,220.00 | \$334.26 | \$4.17 |
| Total | 120.00 | \$9,170.00 | \$492.81 | \$4.11 |

▼ Farm Operator and Lease

These farms have been operated by Jerry Snow (138.00 Acre Tract) and Andy Smelser (120.00 Acre Tract) on a Crop Share lease. The families have done an excellent job operating these farms over the years and would like an opportunity to keep farming these tracts. Crop yields, soil tests and other production information is available upon request.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. 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 Wilkinson Investments, LLC Farm. 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.

▼ 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 Wilkinson Investments, LLC Farm is offering the farmland for sale as follows:

138.00 acres @ \$9,500 per acre = \$1,311,000 in total.

120.00 acres @ \$9,500 per acre = \$1,140,000 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

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Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

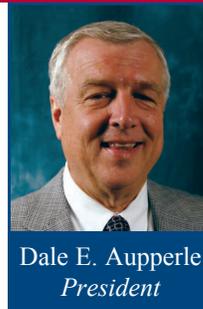
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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

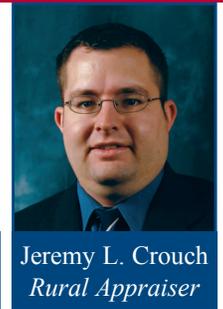
Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle
President



Ryan E. Aupperle
Farm Manager



Jeremy L. Crouch
Rural Appraiser



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