



**Heartland Ag  
Group Ltd.**

# Farmland For Sale



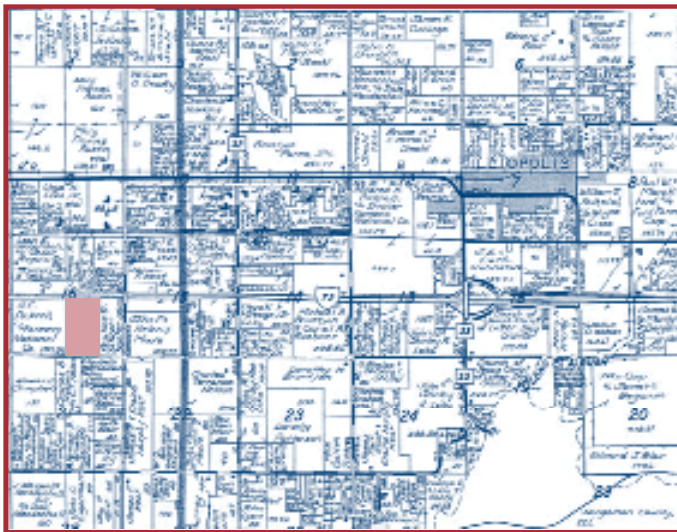
The white post shown in the foreground marks the southwest corner of the Sharon Beube farm.

## Sharon Beube Farm

**94.47 Acres - Excellent Farmland**

**Lanesville Township  
Sangamon County, Illinois**

The Sharon Beube farm is located 3 miles southwest of Illiopolis, Illinois. Access is provided by a gravel township road. The north boundary is formed by Interstate 72. The soils are primarily Sable and Ipava with an overall productivity index of 153.1. This tract is 99.4% tillable. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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### ▲ Legal Description

Here is a brief legal description of the Sharon Beube property. A detailed legal description from a title insurance commitment will be available upon request.

The West 94.47 acres of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Sixteen North (T16N), Range Two West (R2W) of the 3rd Principal Meridian, Lanesville Township, Sangamon County, Illinois.

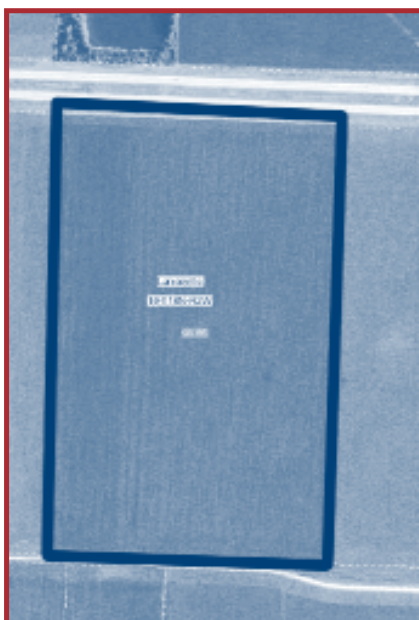
### ▲ Location

The Sharon Beube farm is located 3 miles southwest of Illiopolis, Illinois. Access is provided by a gravel township road. The north boundary is formed by Interstate 72. There is an overpass across Interstate 72 (located on Saunders Road a quarter mile east of the farm). **Our Heartland Ag Group Ltd. signs mark the property.**

### ▲ Farm Operator and Lease

The subject farm will not be leased for 2008 crop year until April 1, 2008. This farm has been operated under the terms of a crop share lease by Donald Musgrove of Decatur, Illinois. He has done an excellent job of farming and is interested in continuing that relationship.

### ▲ Aerial Photograph

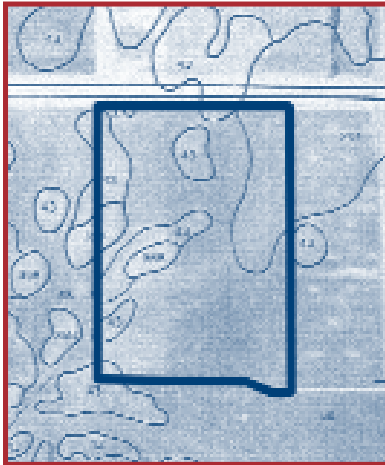


### ▲ Soil Productivity

Soil types and productivity ratings on the Sharon Beube farm (as published by the University of Illinois, Department of Agronomy in circular 1156 and 811) are as follows:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Productivity Productivity</u>		
			<u>Farm Index (811)</u>	<u>Index (1156)</u>	
68	Sable silty clay loam	57.90	61.7%	143.0	155.0
43	Ipava silt loam	16.20	17.3%	142.0	160.0
244	Hartsburg silty clay loam	15.40	16.4%	134.0	140.0
36	Tama silt loam	4.40	4.7%	137.6	148.5
<b>Weighted Averages</b>		<b>93.90</b>	<b>100%</b>	<b>141.1</b>	<b>153.1</b>
	Non-tillable	<u>0.57</u>			
	<b>Total</b>	<b>94.47</b>			

## ▲ Soil Map



## ▲ FSA Data

The following information was provided by the Sangamon County Farm Service Agency (FSA) office in Springfield, Illinois.

Farm No.	4346
Tract #	4740
Farmland Acres	94.0
Cropland Acres	93.9
Corn Base Acres	49.0
Direct Payment Corn Yield	128
Counter-cyclical Corn Yield	162
Soybean Base Acres	44.9
Direct Payment Soybean Yield	35
Counter-cyclical Soybean Yield	42

*Note - The Sangamon County FSA office has verified this farm is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified in this property.*

## ▲ Tax Information

The Sangamon County Treasurer has provided the following real estate tax information on the Sharon Beube farmland:

<u>Parcel ID #</u>	<u>Taxable 2006</u>		<u>2006 Taxes</u>		<u>Rate</u>
	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2007</u>	<u>Per Acre</u>	
17-16-400-005	94.47	\$22,366	\$1,668.16	\$17.66	

## ▲ 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 Sharon Beube 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. The Sharon Beube family is represented by Mr. Keith Casteel, Attorney At Law, whose contact information is as follows:

Mr. 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

The Sharon Beube farm is offering the farmland for sale as follows:

**94.47 acres @ \$8,000 per acre - \$755,760 in total.**

## ▲ 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: [hagltd@aol.com](mailto:hagltd@aol.com)  
Web: [www.hagltd.com](http://www.hagltd.com)



Heartland Ag Group Ltd.  
1401 Koester Drive, Suite 100  
Forsyth, IL 62535

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PERMIT NO. 180

## Experience & Expertise in Farmland Marketing



Dale E. Aupperle  
*President*



Ryan Aupperle  
*Farm Manager*

### ■ 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

Dale Aupperle, president, is an Accredited Rural Appraiser (ARA) with over 30 years of 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.



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Web: www.hagltd.com

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