



**Heartland Ag  
Group Ltd.**

# Farmland For Sale



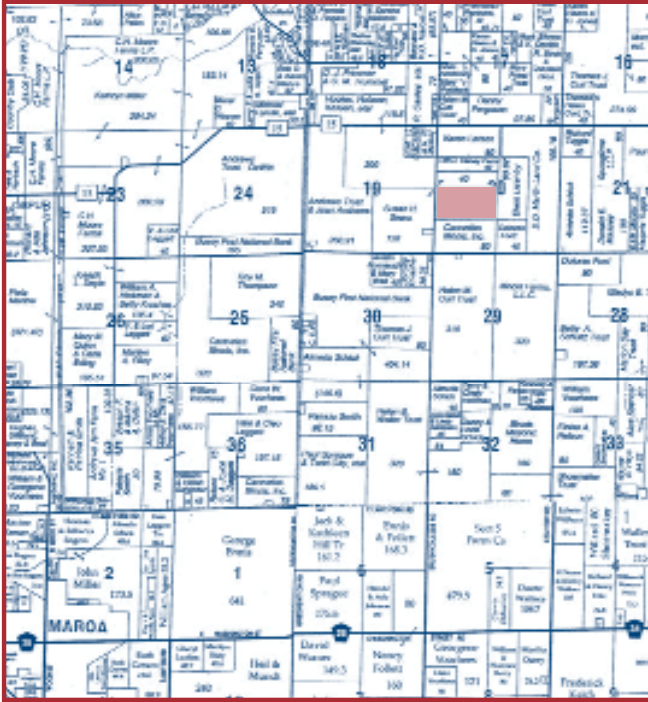
This photograph is taken from the southeast corner of the farm facing east along the south boundary line. (April 2007)

## Garver Family Farm

**80.0 Acres - Excellent Farmland**

**Creek Township  
DeWitt County, Illinois**

The Duane and June Garver Living Trust farm is located approximately 3 miles northeast of Maroa, Illinois. Overall access to the farm is provided by an oil and chip township road that forms the west boundary line. The primary soils are Ipava, Sable and Catlin with an overall productivity index average of 151.7. This tract is 99.5% 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 Duane and June Garver Living Trust property. A detailed legal description from a title insurance commitment will be available upon request.

**Parcel ID No.: 13-20-300-001 and 13-20-300-002**

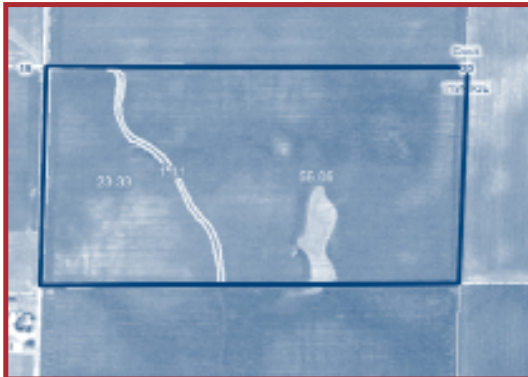
The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Nineteen North (T19N), Range Three East (R3E) of the Third Principal Meridian, Creek Township, DeWitt County, Illinois (*containing 80.0 acres more or less*).

## ▲ Farm Operator and Lease

This farmland has been operated for the family by Ron Oakley of Clinton on a cash rent lease. Ronnie does an excellent job of farming the land and is available to continue his farming activity in future years. The land is leased for 2007.

## ▲ Aerial Photograph

The aerial photograph was provided by the DeWitt County FSA office in Clinton, Illinois.



## ▲ Location

The Duane and June Garver Living Trust farm is located approximately 3 miles northeast of Maroa, Illinois. Overall access to the farm is provided by an oil and chip township road that forms the west boundary line. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▲ Soil Productivity

Soil types and productivity ratings on the Duane and June Garver Living Trust farm (*as published by the University of Illinois, Department of Agronomy in circular 811 and 1156*) are as follows:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
68	Sable silty clay loam	48.4	61.0%	143.0	155.0
171	Catlin silt loam	20.0	25.2%	131.1	139.2
43	Ipava silt loam	11.0	13.9%	142.0	160.0
<b>Weighted Averages</b>		<b>79.4</b>	<b>100%</b>	<b>139.9</b>	<b>151.7</b>
Non-tillable		<u>0.6</u>			
<b>Total</b>		<b>80.0</b>			



Soil Map

## ▲ FSA Data

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

Farm No.	3657
Farmland Acres	82.0
Cropland Acres	80.5
Corn Base Acres	40.2
Direct Payment Corn Yield	129
Counter-cyclical Corn Yield	44
Soybean Base Acres	40.1
Direct Payment Soybean Yield	35
Counter-cyclical Soybean Yield	41

*Note - The DeWitt 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 DeWitt County Treasurer has provided the following real estate tax information on the Duane and June Garver Living Trust farmland:

<u>Parcel ID #</u>	<u>Taxable Acres</u>	<u>2005 Assessed Value</u>	<u>2005 Taxes Payable in 2006</u>	<u>Rate Per Acre</u>
13-20-300-001	40.0	\$9,451.00	\$562.02	\$14.05
13-20-300-002	40.0	\$9,452.00	\$562.08	\$14.06
	<b>80.0</b>	<b>\$18,903.00</b>	<b>\$1,124.10</b>	<b>\$14.06</b>

## ▲ 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 Duane and June Garver Living Trust 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 Duane and June Garver Living Trust farm is offering the farmland for sale as follows:

80.0 acres @ \$5,395 per acre - \$431,600 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  
Web: 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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- Call today for a copy of Heartland Ag Group's real estate newsletter the **Farmland Barometer**. -