



**Heartland Ag  
Group Ltd.**

# Farmland For Sale



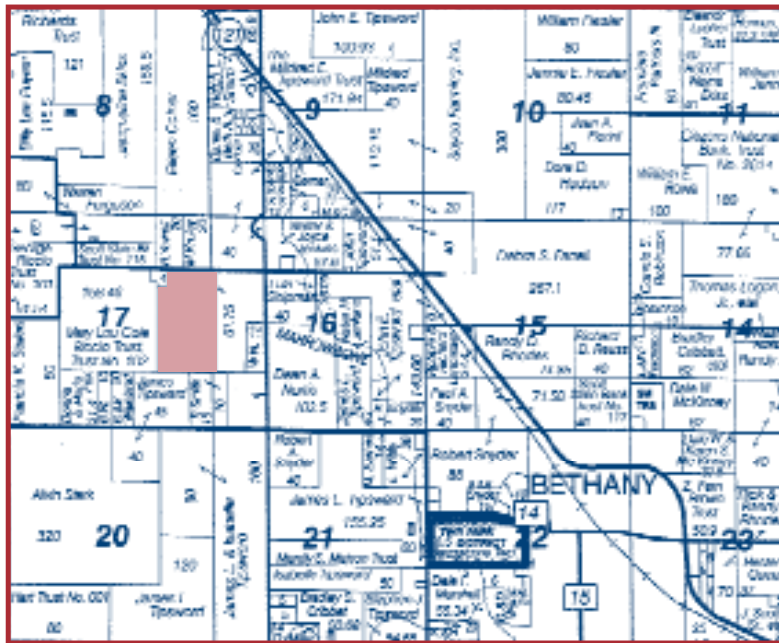
This photograph shows the Hollingsworth farm prior to planting 2006.

## Russell Hollingsworth Farm

**72.54 Acres - Excellent Farmland**

**Marrowbone Township  
Moultrie County, Illinois**

The Russell Hollingsworth farm is located 1 1/2 miles northwest of Bethany, Illinois. Access is provided by a township road which forms the north boundary. The soils are primarily Drummer and Flanagan with an overall productivity index of 152.8. This tract is 98% tillable. Details of 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 Russell Hollingsworth farm is located 1 1/2 miles northwest of Bethany, Illinois. Access is provided by a township road which forms the north boundary. The property is located on the plat map above. **Our Heartland Ag Group Ltd. signs mark the property.**

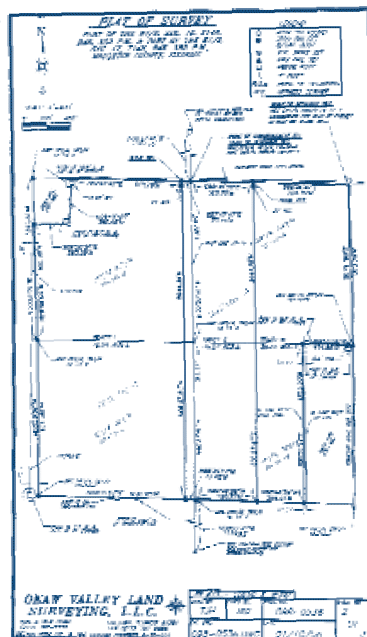
### ▲ Farm Operator and Lease

This farmland is being operated by Daniel D. Clark of Dalton City, Illinois on a 50/50 crop share lease for 2006. Dan does an excellent job of farming and is available to continue his operation. The lease is open for 2007.

### ▲ Legal Description

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

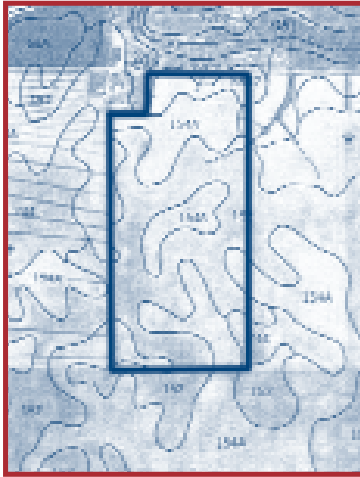
72.54 acres in the East Half (E 1/2) of Section Seventeen (17), Township Fourteen North (T14N), Range Four East (R4E) of the 3rd PM, Marrowbone Township, Moultrie County, Illinois as per attached legal and plat of survey.



### ▲ Soil Productivity

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

<u>Acres</u>	<u>Soil</u>	<u>% of Farm</u>	<u>Productivity Index</u>
35.30	152 Drummer silty clay loam	49.0%	150.0
30.60	154 Flanagan silt loam	42.5%	160.0
4.10	56 Dana silt loam	5.7%	134.4
1.40	244 Hartsburg silty clay loam	1.9%	140.0
0.30	27 Miami silt loam	0.4%	112.8
0.30	27 Miami silt loam	0.4%	99.6
<b>72.0</b>	<b>Weighted Averages</b>	<b>100%</b>	<b>152.8</b>
0.54	Non-tillable		
<b>72.54</b>	<b>Total Acres</b>		



**Soil Map**

### ▲ **FSA Data**

This tract was split out from a larger parcel which had the following information provided by the Moultrie County Farm Service Agency Office in Sullivan, Illinois.

Farm No.	1069
Total Farm	145.4
Tillable Acres	145.4
Corn Base Acres	65.9
Direct Payment Corn Yield	139
Counter-cyclical Corn Yield	139
Soybean Base Acres	53.1
Direct Payment Soybean Yield	27
Counter-cyclical Soybean Yield	27
Wheat Base Acres	20.0
Direct Payment Wheat Yield	47
Counter-cyclical Wheat Yield	47

*Note - The Moultrie 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 Moultrie County Treasurer has provided the following real estate tax information on the Russell Hollingsworth farmland. (This parcel is part of a larger bill prior to being split.)

<u>Parcel ID #</u>	<u>Acres</u>	<u>2004 Assessment</u>	<u>2004 Taxes (payable in 2005)</u>	<u>Taxes (per acre)</u>
04-04-17-000-200	77.08	\$21,010	\$1,907.00	\$24.74

### ▲ **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 Russell Hollingsworth 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 attorney for the Russell Hollingsworth Farm is Mr. Steven K. Wood. You may contact him as follows:

Mr. Steven K. Wood  
 Wood & Mayberry  
 200 West Harrison  
 Sullivan, IL 61951  
 Phone: (217) 728-7369  
 Fax: (217) 728-4781

### ▲ **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 Russell Hollingsworth farm is offering the farmland for sale as follows:

72.54 acres @ \$4,800 per acre = \$348,192 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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## 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**. -