



**Heartland Ag
Group Ltd.**

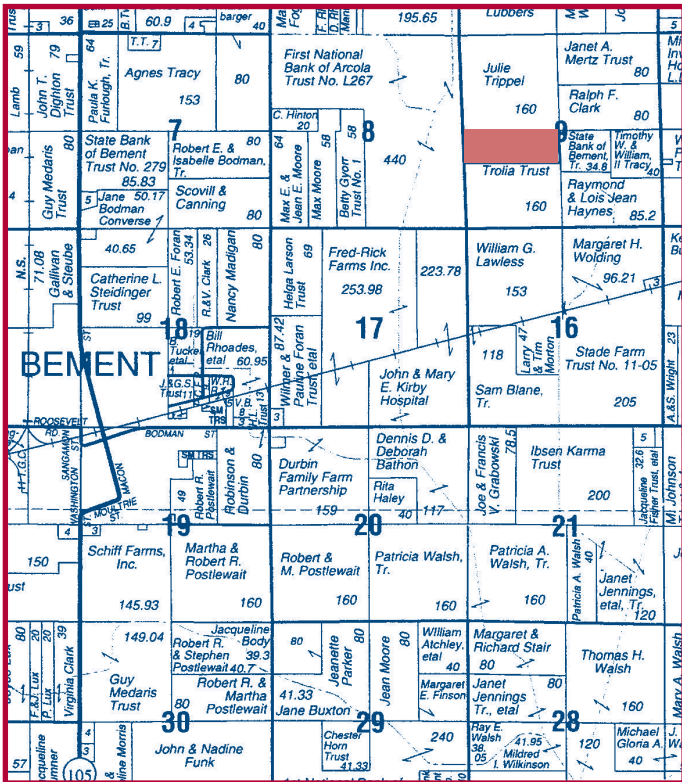
Farmland For Sale

Reardanz Family Farm

47.24 Acres - Prime Farmland

**Bement Township
Piatt County, Illinois**

The Reardanz Family farm is located 1 1/2 miles northeast of Bement, Illinois. Access is provided by a township road which forms the west boundary. The soils include the areas finest Drummer, Flanagan, and Pella. The overall productivity index of 149.2. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

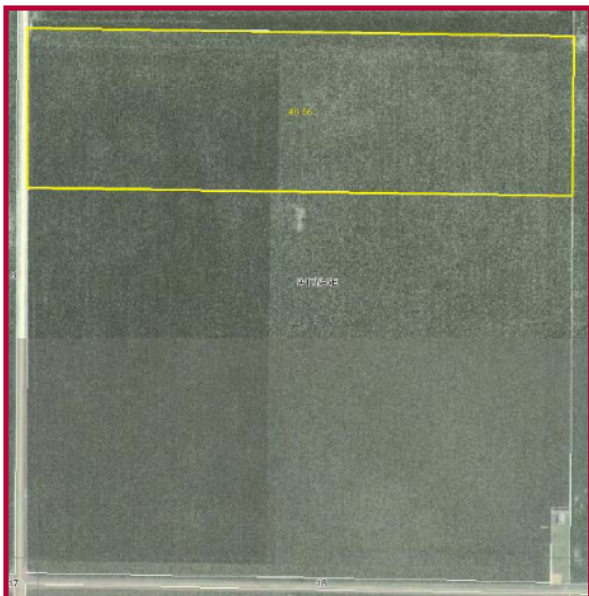


Reprinted with permission of Rockford Map Inc.

▲ Location

The Reardanz Family farm is located at 1 1/2 miles northeast of Bement - - access is provided by a township road forming the west boundary. **Our Heartland Ag Group Ltd.** signs mark the property.

▼ Aerial Photograph



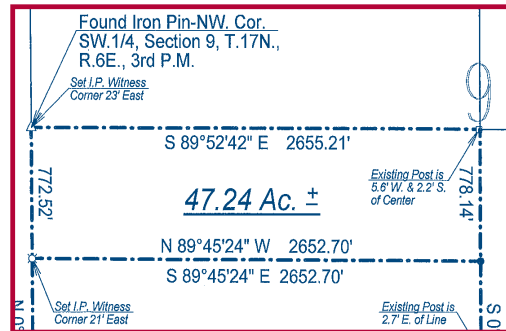
This aerial photograph was provided by AgriData, Inc.

▲ Legal Description

Here is a legal description taken from the survey of this property in December by Cox Surveying of Findlay:

47.24 Acre Tract - That part of the Southwest 1/4 of Section 9, Township 17 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois described as follows: beginning at an iron pin marking the Northwest corner of the Southwest 1/4, of said Section 9; thence S.89°52'42"E.-2655.21 feet along the North line of the Southwest 1/4, of said Section 9 to the Northeast corner of the Southwest 1/4, of said Section 9; thence S.0°13'13"E.-778.14 feet along the East line of the Southwest 1/4, of said Section 9, thence N.89°45'24"W.-2652.70 feet to a point on the West line of the Southwest 1/4, of said Section 9; thence N.0°24'33"W.-772.52 feet along said West line to the point of beginning.

▲ Plat of Survey



▲ Farm Operator and Lease

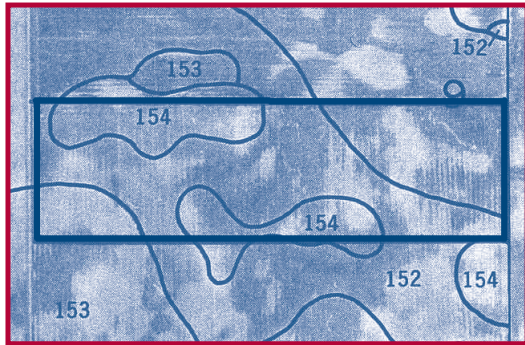
John Clark of Monticello is operating this farm in 2011 under the terms of a cash rent lease. The buyer will receive 50% of the 2011 rental to the landowner. Corn and soybeans are the primary crops grown. John does an excellent job of farming and would appreciate the opportunity to extend this lease into 2012.

▲ Soil Productivity

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

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
722	Drummer-Milford silty clay loam	20.90	44.9%	137.0	150.0
153	Pella silty clay loam	14.70	31.6%	136.0	140.0
154	Flanagan silt loam	10.90	23.4%	144.0	160.0
Weighted Averages		46.50	100%	138.3	149.2
Non-tillable		0.74			
Total		47.24			

▲ Soil Map



▲ FSA Data

The following information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois. *(This farm will be a split of the following information due to this sale).*

Farm No.	4659
Total Acres	160.0
Tillable Acres	157.8
Corn Base Acres	78.0
Direct Payment Corn Yield	137
Counter-cyclical Payment Corn Yield	171
Soybean Base Acres	79.8
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	50

Note - The Piatt 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 Piatt County Treasurer has provided the following real estate tax information on the Reardanz Family farmland. *(This will be a split of the overall tax information shown below).*

<u>Parcel ID #</u>	<u>Acres</u>	<u>2008 Assessed Value</u>	<u>2008 Taxes Payable in 2009</u>	<u>Rate Per Acre</u>
01-09-17-006-004-00	160.00	\$44,502	\$3,960.84	\$24.75

▲ 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 Reardanz Family 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 Reardanz Family farm purchase is subject to the landowner purchasing a tract of land on May 19, 2011 at public auction. In the event of that purchase is unsuccessful - - the landowner is not going to sell this property. Call us to understand those arrangements.

▲ 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 Reardanz Family farm is offering the farmland for sale as follows:

47.24 acres @ \$9,750 per acre = \$460,590 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

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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
Farm Manager



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