



**Heartland Ag
Group Ltd.**

Farmland For Sale



Tract I (West 40.0 Acres) - This photograph shows the west boundary of the farm and the township road.



Tract II (East 40.0 Acres) - This photograph shows the cropland and timberland located on the farm.

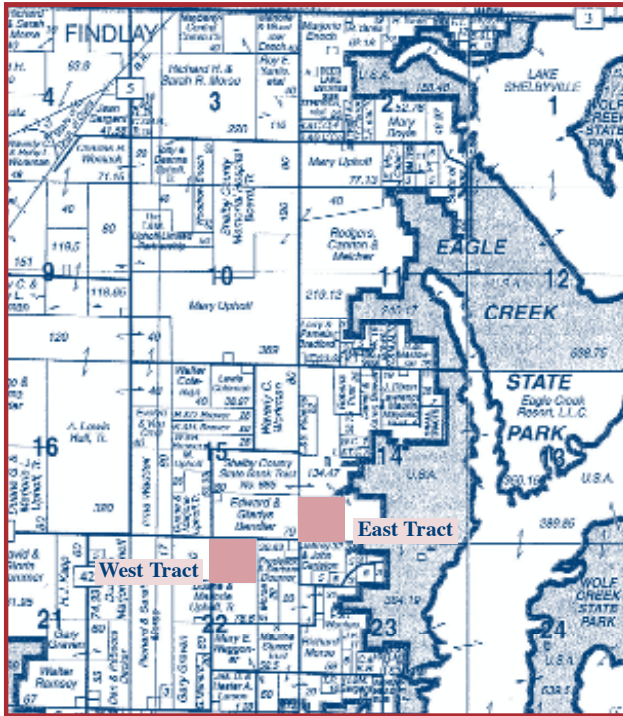
Robert E. Olson Farm

Tract I (West) - 40.0 Acres - Prime Farmland

Tract II (East) - 40.0 Acres - Excellent Cropland and Recreational Land

**Okaw Township
Shelby County, Illinois**

The Robert E. Olson farm is located 3 miles south of Findlay, Illinois. Access is provided to Tract I by oil and chip township roads which form the north and west boundaries. Access is provided to Tract II by a gravel road which forms the south boundary. The soils on Tract I are primarily Flanagan and Drummer with an overall productivity index of 157.4 and the soils on Tract II are primarily Sabina and Flanagan with an overall productivity index of 137.1. Tract I is 98.5% tillable and Tract II is 55.8% 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.

▲ Legal Description

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

Tract I (West) - Parcel #12-08-22-00-200-001

The Northwest 1/4 of the Northwest 1/4 of Section 22, Township 12 North, Range 4 East, Okaw Township, Shelby County, Illinois (containing 40.0 acres more or less).

Tract II (East) - Parcel #12-08-14-00-300-003

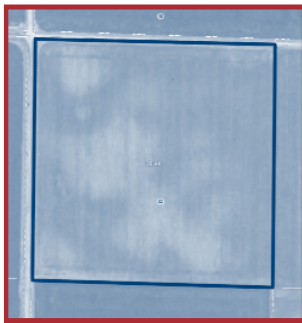
The Southwest 1/4 of the Southwest 1/4 of Section 14, Township 12 North, Range 4 East, Okaw Township, Shelby County, Illinois (containing 40.0 acres more or less).

▲ Farm Operator and Lease

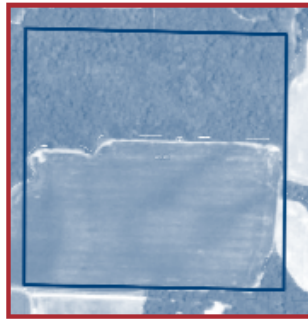
This farm is operated by Don Bendler of Findlay, Illinois. The land is leased for 2007 on a crop share agreement.

▲ Aerial Photograph

Tract I (West)



Tract II (East)



▲ Soil Productivity

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

Tract I (West)

| <u>Soil #</u> | <u>Soil Type</u> | <u>Acres</u> | <u>% of Farm</u> | <u>Productivity Index (811)</u> | <u>Productivity Index (1156)</u> |
|--------------------------|-------------------------|--------------|------------------|---------------------------------|----------------------------------|
| 154 | Flanagan silt loam | 29.1 | 73.9% | 144.0 | 160.0 |
| 152 | Drummer silty clay loam | 10.3 | 26.1% | 144.0 | 150.0 |
| Weighted Averages | | 39.4 | 100% | 144.0 | 157.4 |
| Non-tillable | | 0.6 | | | |
| Total | | 40.0 | | | |

Tract II (East)

| <u>Soil #</u> | <u>Soil Type</u> | <u>Acres</u> | <u>% of Farm</u> | <u>Productivity Index (811)</u> | <u>Productivity Index (1156)</u> |
|--------------------------|--------------------|--------------|------------------|---------------------------------|----------------------------------|
| 236 | Sabina silt loam | 11.6 | 52.0% | 122.0 | 130.0 |
| 154 | Flanagan silt loam | 6.4 | 28.7% | 144.0 | 160.0 |
| 154 | Xenia silt loam | 3.7 | 16.6% | 116.8 | 123.8 |
| 27 | Miami silt loam | 0.6 | 2.7% | 104.2 | 111.6 |
| Weighted Averages | | 22.3 | 100% | 127.0 | 137.1 |
| Non-tillable | | 17.7 | | | |
| Total | | 40.0 | | | |

▲ Location

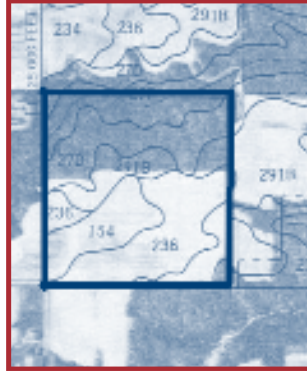
The Robert E. Olson farm is located approximately 3 miles south of Findlay, Illinois. Overall access to the farm is excellent - - being provided to Tract I by oil and chip township roads which form the north and west boundaries and to Tract II by a gravel road which forms the south boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▲ Soil Map

Tract I (West)



Tract II (East)



▲ FSA Data

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

| | |
|--------------------------------|-------|
| Farm No. | 3922 |
| Tract # | 3133 |
| Farmland Acres | 131.0 |
| Cropland Acres | 124.8 |
| Corn Base Acres | 65.0 |
| Direct Payment Corn Yield | 128 |
| Counter-cyclical Corn Yield | 128 |
| Soybean Base Acres | 59.8 |
| Direct Payment Soybean Yield | 25 |
| Counter-cyclical Soybean Yield | 25 |

Note - The Shelby 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. The Robert E. Olson farm is contained in the larger farming unit shown above.

▲ Tax Information

The Shelby County Treasurer has provided the following real estate tax information on the Robert E. Olson 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> |
|---------------------|----------------------|----------------------------|-----------------------------------|----------------------|
| Tract I | | | | |
| 12-08-22-00-200-001 | 40.00 | \$10,102 | \$780.36 | \$19.51 |
| Tract II | | | | |
| 12-08-14-00-300-003 | 40.00 | \$903 | \$69.76 | \$1.74 |

▲ 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 Robert E. Olson 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 Robert E. Olson farm is offering the farmland for sale as follows:

Tract I (West)

40.0 acres @ \$5,400 per acre = \$216,000 in total

Tract II (East)

40.0 acres @ \$3,600 per acre = \$144,000 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

PRSR STD
U.S. POSTAGE
PAID
DECATUR, IL
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.



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

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