



**Heartland Ag
Group Ltd.**

Farmland For Sale



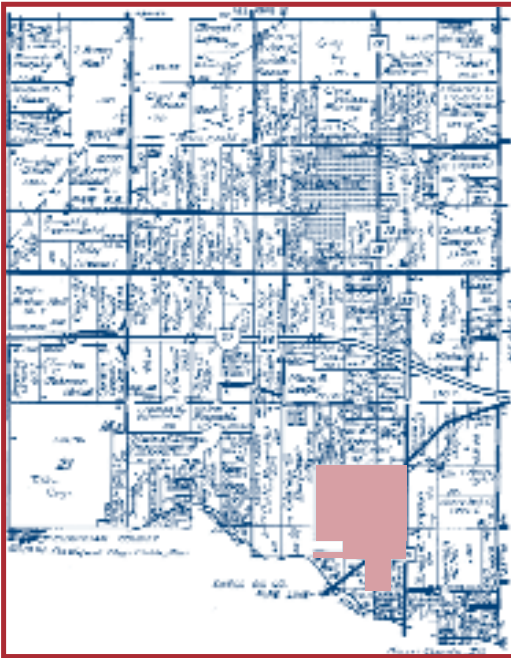
This photograph was taken from the east side of the farm - facing west across the open fields at the north end of the farm.

Royce-Grammer Farm

375.1 Acres - Top Quality Farmland

**Niantic Township
Macon County, Illinois**

The Royce-Grammer farm is located 2 miles directly south of Niantic, Illinois (*along the west side of County Highway 55*). The soils are primarily Sawmill, Plano, Brooklyn, and Tice with an overall productivity index of 132.1. This farm is 82% tillable - - with some excellent timber and a pond for recreational purposes. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



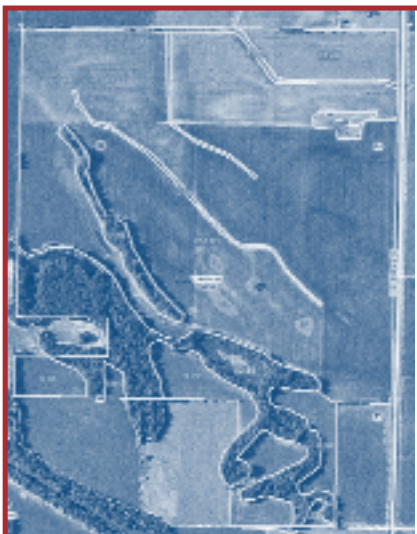
Reprinted with permission of Rockford Map Inc.

▲ Location

The Royce-Grammer farm is located 2 miles directly south of Niantic, Illinois. Overall access to the farm is provided by Macon County Highway 55 that forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▲ Aerial Photograph

The aerial photograph was provided by the Macon County FSA office in Decatur, Illinois.



▲ Legal Description

Here is a brief legal description of the Royce-Grammer farm. A detailed legal description from a title insurance commitment will be available upon request.

LEGALLY DESCRIBED AS the SE 1/4 of Section 23; the W 1/2 of the SW 1/4 of Section 24; the NW 1/4 of the NW 1/4 and W 1/2 of the SW 1/4 of the NW 1/4 all in Section 25; the NE 1/4 of the NE 1/4 of the of Section 26; the N 1/3 of the NW 1/4 of the NE 1/4 Section 26; the S 1/3 of the NW 1/4 of the NE 1/4 of Section 26; all in T16N - R1W of the 3rd P.M., situated in Macon County, State of Illinois.

▲ Farm Building

The Royce-Grammer farm is improved by two metal grain storage bins and a pole frame implement shed used to store equipment. All three are in good condition.

▲ Farm Operator and Lease

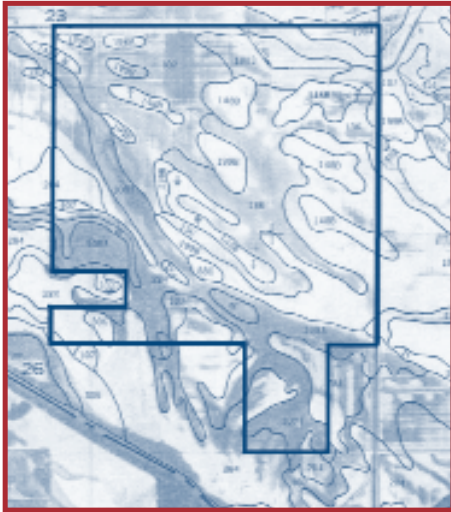
This farm has been operated for many years by Jack Timmons of Niantic. Jack would like to continue his farming operation in 2008. Please note that the farm lease for 2008 is open.

▲ Soil Productivity

Soil types and productivity ratings on the Royce-Grammer 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 Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
107	Sawmill silty clay loam	79.3	25.9%	139.0	140.0
199	Plano silt loam	58.6	19.1%	140.6	143.6
136	Brooklyn silt loam	53.7	17.5%	112.0	105.0
284	Tice silty clay loam	33.5	10.9%	134.0	145.0
199	Plano silt loam	22.0	7.2%	140.6	143.6
148	Proctor silt loam	18.3	6.0%	133.7	138.6
83	Wabash silty clay	17.4	5.7%	116.0	105.0
83	Wabash silty clay	14.3	4.7%	116.0	105.0
198	Elburn silt loam	7.2	2.4%	143.0	155.0
77	Huntsville silt loam	2.0	0.7%	143.0	150.0
Weighted Averages		306.3	100%	131.6	132.1
Non-tillable		<u>68.8</u>			
Total		375.1			

▲ Soil Map



▲ FSA Data

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

Farm No.	1383
Tract #	514 & 2923
Farmland Acres	380.3
Cropland Acres	306.2
Corn Base Acres	148.7
Direct Payment Corn Yield	122
Counter-cyclical Corn Yield	143
Soybean Base Acres	157.5
Direct Payment Soybean Yield	34
Counter-cyclical Soybean Yield	41

Note - The Macon 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 Macon County Treasurer has provided the following real estate tax information on the Royce-Grammer 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>
13-10-26-200-007	10.00	\$932.00	\$79.52	\$7.95
13-10-24-300-001	80.00	\$14,025.00	\$1,174.06	\$14.67
13-10-23-400-001	160.00	\$21,624.00	\$1,832.88	\$11.45
13-10-25-100-001	60.00	\$ 7,151.00	\$604.42	\$10.07
13-10-26-200-001	13.33	\$339.00	\$31.84	\$2.38
13-10-26-200-003	13.33	\$1,430.00	\$121.42	\$9.10
13-10-26-200-005	<u>38.50</u>	<u>\$3,518.00</u>	<u>\$303.86</u>	<u>\$7.89</u>
	375.16	\$49,019.00	\$4,148.00	\$11.05

Note - This farmland is also located in the North Fork Outlet Drainage District. The taxes in 2007 total \$123.14.

▲ 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 Royce-Grammer 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 Royce-Grammer family is represented by Mr. James A. Uhl, Attorney At Law, whose contact information is as follows:

Mr. James A. Uhl
295 North Franklin Street
Decatur, IL 62523
Phone: (217) 429-2391
Fax: (217) 429-2394

▲ 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 Royce-Grammer farm is offering the farmland for sale as follows:

375.1 acres @ \$4,700 per acre = \$1,762,970.00 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**. -