



**Heartland Ag
Group Ltd.**

Farmland For Sale

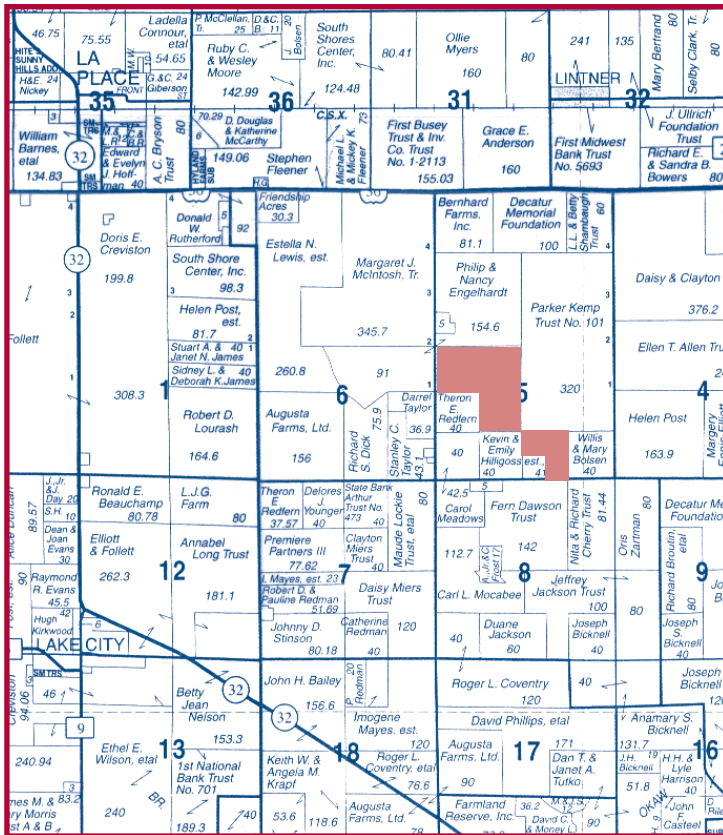
Shanghai - LaPlace Farm

154.66 Acres - Excellent Farmland

Lovington Township

Moultrie County, Illinois

The Shanghai-LaPlace Farm is located 2 miles southeast of LaPlace, Illinois. Access is by township roads. This tract of land has an productivity index of 134.2. It is 96% tillable. Soils include Drummer, Flanagan, Dana and Sawmill. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

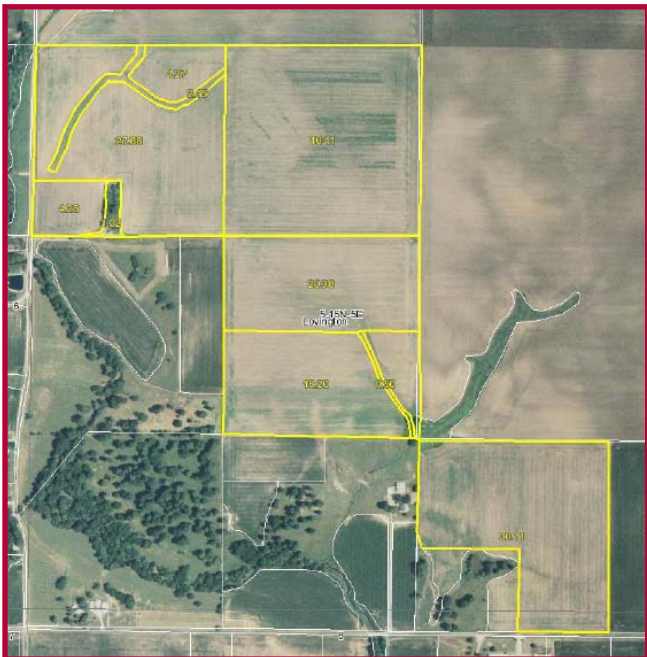


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▲ Location

The Shanghai-LaPlace Farm is located 2 miles southeast of LaPlace, Illinois. Our Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



This aerial photograph was provided by the AgriData, Inc.

▲ Legal Description

Here is a brief legal description of the Shanghai-LaPlace farm.

Approximately 154.66 acres located in the South One Half (S 1/2) of Section Eight (8), Township Fifteen North (T15N), Range Five East (R5E) of the 3rd Principal Meridian, Lovington Township, Moultrie County, Illinois.

▲ Farm Operator and Lease

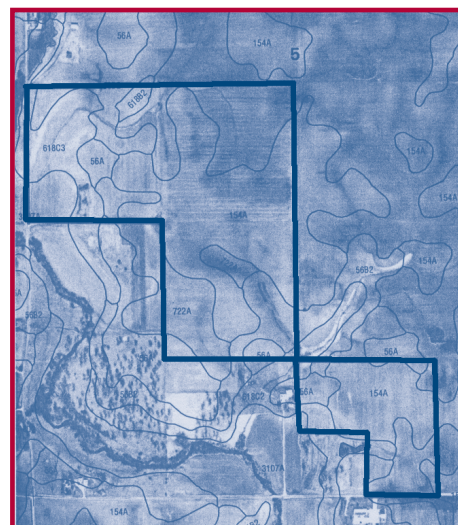
This farm is being operated in 2010 under a modified crop share lease with a supplemental rent by Kenneth Ruff of Lovington. Kenneth is an excellent farmer and would like an opportunity to continue his farming operation in future years if you need a farmer.

▲ Soil Productivity

Soil types and productivity ratings on the Shanghai-LaPlace 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)
154	Flanagan silt loam	65.00	43.7%	144.0	160.0
722	Drummer-Milford silty clay	40.30	27.1%	137.0	150.0
56	Dana silt loam	13.60	9.1%	124.5	134.4
618	Senachwine silt loam	10.60	7.1%	92.0	104.4
56	Sable silty clay loam	9.10	6.1%	131.0	140.0
107	Sawmill silty clay loam	5.20	3.5%	139.0	140.0
618	Senachwine silt loam	3.40	2.3%	99.5	112.8
618	Senachwine silt loam	1.60	1.1%	101.7	115.2
Weighted Averages		148.80	100%	134.2	147.5
Non-tillable		5.86			
Total		154.66			

▲ Soil Map



▲ FSA Data

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

Farm No.	4757	4757	4757
Tract No.	405	4039	4200
Total Acres	39.4	83.0	30.2
Tillable Acres	38.4	82.5	30.1
CRP Cropland	2.2	-	-
Effective Cropland	36.2	-	-
Corn Base Acres	29.9	45.7	14.8
Direct Payment Corn Yield	128	124	121
Counter-cyclical Payment Corn Yield	128	153	160
Soybean Base Acres	6.3	35.9	14.8
Direct Payment Soybean Yield	34	39	47
Counter-cyclical Payment Soybean Yield	34	46	56

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 Shanghai-LaPlace Farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2008 Assessed Value</u>	<u>2008 Taxes Payable in 2009</u>	<u>Rate Per Acre</u>
02-02-05-000-102	40.00	\$5,218.00	\$481.28	\$12.03
02-02-05-000-304	40.00	\$11,029.00	\$1,017.26	\$25.43
02-02-05-000-305	20.00	\$5,801.00	\$535.06	\$26.75
02-02-05-000-306	20.00	\$3,822.00	\$352.52	\$17.63
02-02-05-000-403	<u>32.41</u>	<u>\$7,680.00</u>	<u>\$708.36</u>	<u>\$21.86</u>
	152.41	\$33,550.00	\$3,094.48	\$20.30

Note - Recent boundary surveys reveal more acres than shown on tax bills.

▲ Boundary Survey

Heartland Ag Group Ltd. has the boundary survey available for inspection. Please call us if you would like to see a copy.

▲ 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.

▲ 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.

▲ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Shanghai-LaPlace 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 Shanghai-LaPlace Farm is represented by Mr. Michael Barton, Attorney at Law, whose contact information is as follows:

Mr. Michael Barton
Bellatti, Barton, Hamill & Cochran, LLC
944 Clocktower Drive, Suite A
Springfield, IL 62704
Phone: (217) 793-9300
Fax: (217) 793-9301

▲ Listing Price

The Shanghai-LaPlace Farm is offering the farmland for sale as follows:

154.66 acres @ \$6,600 per acre = \$1,020,756 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

Dale Aupperle, AFM, ARA (President) is an Accredited Rural Appraiser (ARA) with over 36 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.



Dale E. Aupperle
President



Ryan Aupperle
Farm Manager



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