



Heartland Ag  
Group Ltd.

# Farmland For Sale



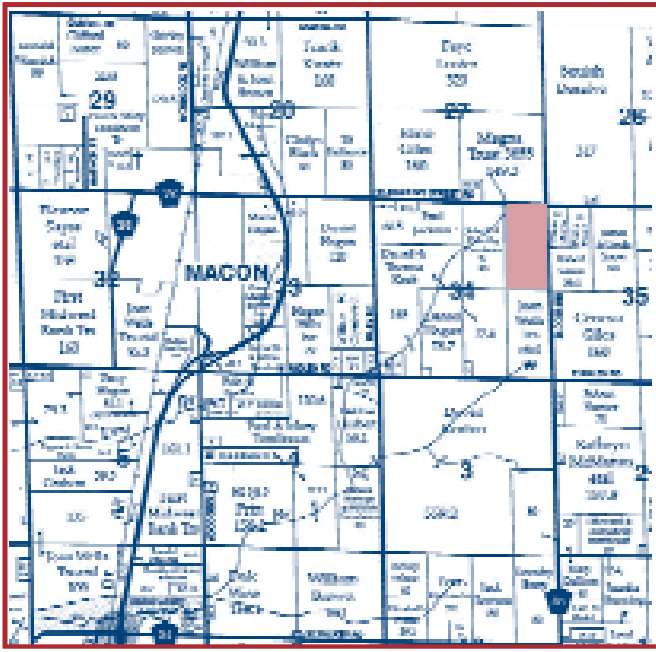
This photograph was taken from the northwest corner facing east along County Highway 32 which forms the north boundary.

## Tamburrino Family Farm

**80.0 Acres - Excellent Farmland**

**South Macon Township  
Macon County, Illinois**

The Tamburrino Family farm is located 1 mile east of Macon, Illinois. Access is provided by County Highway 32 which forms the north boundary and an oil and chip township road which forms the east boundary. The soils are primarily Flanagan and Drummer-Milford with an overall productivity index of 154.4. This tract is 94% tillable. 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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### ▲ Legal Description

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

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-four (34), Township Fifteen North (T15N), Range Two East (R2E) of the Third Principal Meridian, South Macon Township, Macon County, Illinois.

### ▲ Farm Operator and Lease

This farm is operated by Gary Mathias of Macon, Illinois. The land is leased for 2007 on a 50/50 crop share agreement. The owner is requesting that Gary receive a lease for 2008. The terms of that are negotiable.

### ▲ Soil Productivity

Soil types and productivity ratings on the Tamburrino Family farm (as published by the University of Illinois, Department of Agronomy in circular 811 and 1156) 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>
154	Flanagan silt loam	40.3	53.6%	144.0	160.0
722	Drummer-Milford silty clay loam	25.2	33.5%	137.0	150.0
152	Drummer silty clay loam	6.4	8.5%	144.0	150.0
136	Brooklyn silt loam	1.8	2.4%	1112.0	105.0
481	Raub silt loam	1.5	2.0%	134.0	155.0
<b>Weighted Averages</b>		<b>75.2</b>	<b>100%</b>	<b>140.7</b>	<b>154.4</b>
Non-tillable		<u>4.8</u>			
<b>Total</b>		<b>80.0</b>			

### ▲ Aerial Photograph



### ▲ Location

The Tamburrino Family farm is located 1 mile directly east of Macon, Illinois. Overall access to the farm is provided by County Highway 32 which forms the north boundary and an oil and chip township road which forms the east boundary line. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▲ Soil Map



## ▲ FSA Data

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

Farm No.	2804
Farmland Acres	75.5
Cropland Acres	75.2
Corn Base Acres	37.6
Direct Payment Corn Yield	122.0
Counter-cyclical Corn Yield	149
Soybean Base Acres	37.6
Direct Payment Soybean Yield	37.0
Counter-cyclical Soybean Yield	44

*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 Tamburrino Family farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2005 Assessed Value</u>	<u>2005 Taxes Payable in 2006</u>	<u>Rate Per Acre</u>
16-16-34-200-003	80.0	\$19,978	\$1,452.60	\$18.16

## ▲ 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 Tamburrino 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.

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

80.0 acres @ \$5,600 per acre = \$448,000.

## ▲ 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*  
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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.



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