



Heartland Ag  
Group Ltd.

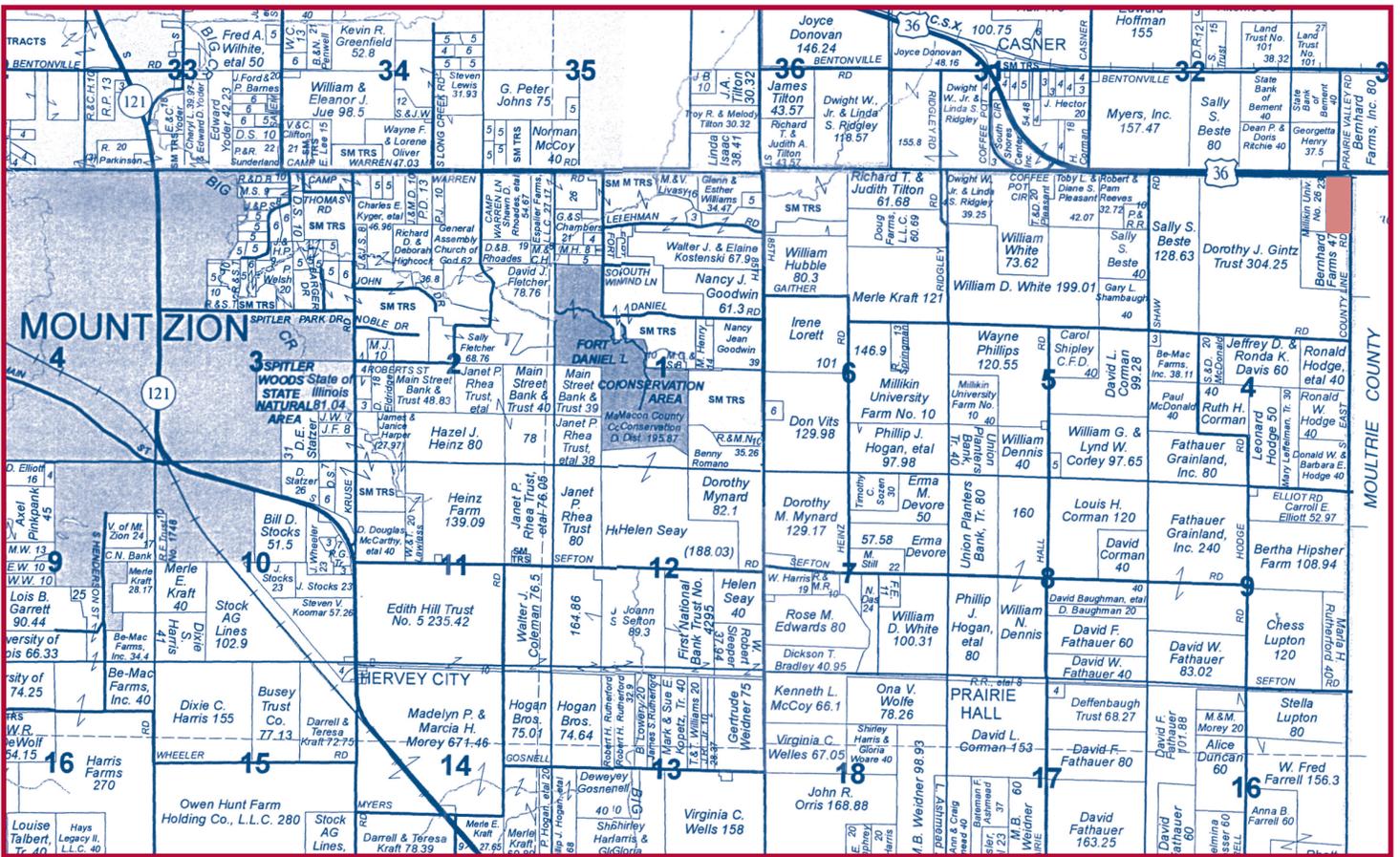
# Farmland For Sale

## Hays Legacy II Farmland

**22.50 Acres - Prime Farmland**

**Mt. Zion Township  
Macon County, Illinois**

The Hays Legacy II Farmland is located 5 miles east of Mt. Zion, Illinois. This tract of land has a productivity index of 140.4 and is 99% tillable. Soils are Drummer-Milford and Flanagan. Details on this 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 Hays Legacy II Farmland is located 5 miles east of Mt. Zion, Illinois. Our Heartland Ag Group Ltd. signs mark the property.

### ▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

### ▼ Legal Description

Here is a brief legal description for the Hays Legacy II Farmland:  
**Parcel ID #: 12-18-04-200-003 (22.5 acres)**

The East Half (E ½) of the North Half (N ½) of the East Half (E ½) of Lots Three (3) and Four (4) in the Northeast Quarter (NE ¼) of Section Four (4), Township Fifteen North (T15N), Range Four East (R4E) of the 3rd Principal Meridian, Mt. Zion Township, Macon County, Illinois (containing 22.5 acres more or less).

### ▼ Farm Operator and Lease

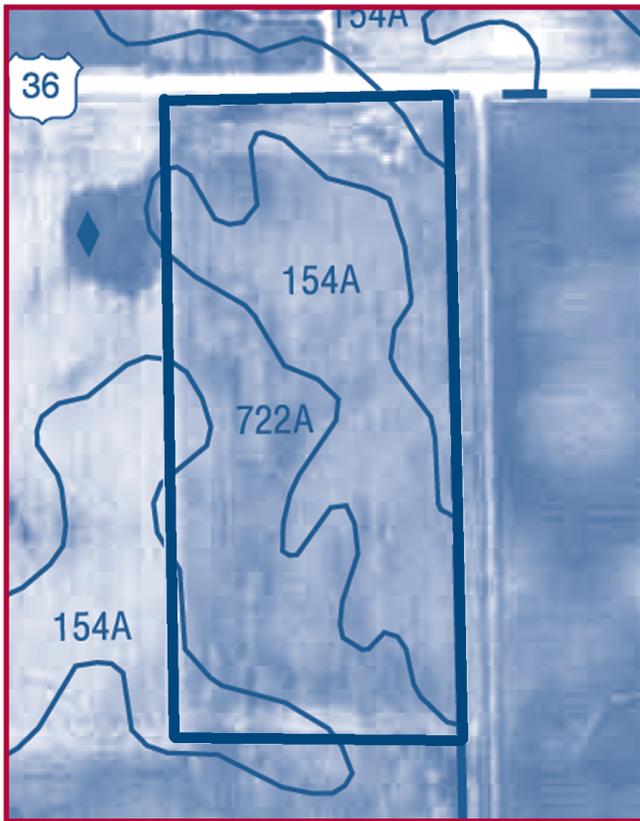
This farmland is operated by Don Henry, Jr. who farms the land under the terms of a 50/50 crop share lease. Depending on the timing of an offer - - the landowners will allow a buyer to receive the landlord's share of the 2012 crop after reimbursing for expenses paid to date by the landowner. Don Henry, Jr. would like to continue his farming operation into the future.

### ▼ Soil Productivity

Soil types and productivity ratings on the Hays Legacy II Farmland (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	11.30	52.1%	137.0	150.0
154	Flanagan silt loam	10.50	47.9%	144.0	160.0
<b>Weighted Averages</b>		<b>21.70</b>	<b>100%</b>	<b>140.4</b>	<b>154.8</b>
Non-tillable		0.80			
<b>Total</b>		<b>22.50</b>			

## ▼ Soil Map



## ▼ FSA Data

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

Farm No.	939
Tract No.	691
Total Acres	21.7
Tillable Acres	21.7
Corn Base Acres	11.3
Direct Payment Corn Yield	134
Counter-cyclical Payment Corn Yield	140
Soybean Base Acres	10.4
Direct Payment Soybean Yield	43
Counter-cyclical Payment Soybean Yield	51

*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 Hays Legacy II Farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
18-04-200-003	22.50	\$9,081	\$610.26	\$27.12

## ▼ 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 Hays Legacy II Farmland. 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

Heartland Ag Group Ltd. is offering the Hays Legacy II Farmland for sale as follows:

**22.5 acres @ \$11,750 per acre = \$264,375**

## ▼ 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  
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## Experience & Expertise in Farmland Marketing

### ▼ Real Estate Sales/Acquisitions and Auction

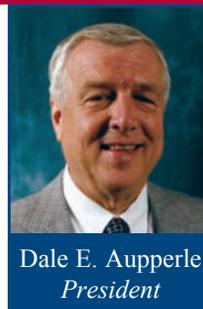
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

### ▼ 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*. -