



Heartland Ag
Group Ltd.

Farmland For Sale



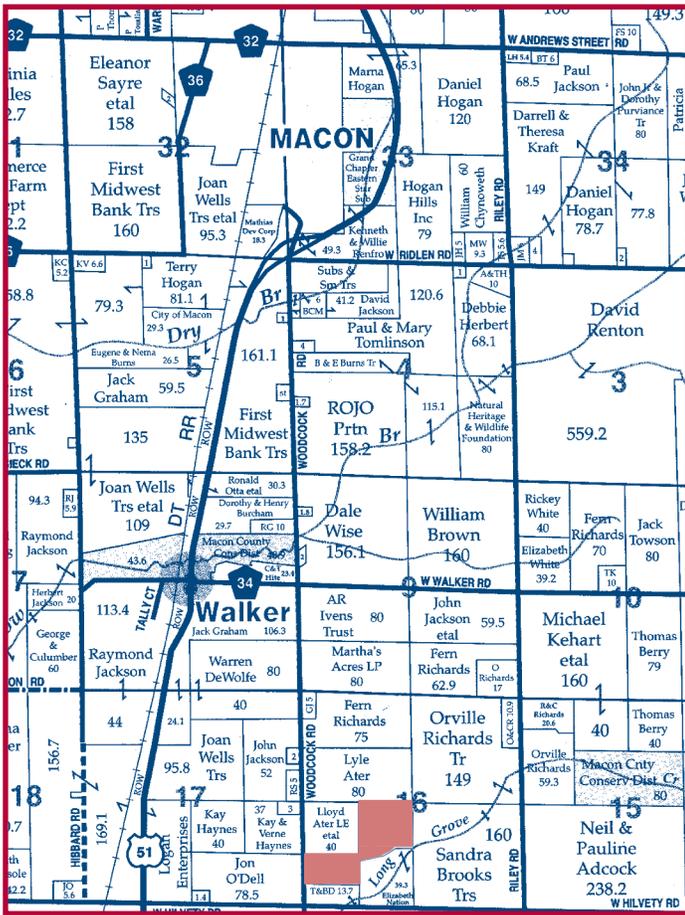
This photograph shows the south part of the farm (*facing to the east*).

Shanghai Farms, LLC

64.87 Acres - Excellent Farmland

**South Macon Township
Macon County, Illinois**

The Shanghai Farms, LLC is located 2 miles south of Macon (*12 miles directly south of Decatur*). It has excellent access off of a rural township road which forms the west boundary. This tract of land has a productivity index of 150.7 and is 96% tillable. Details of the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

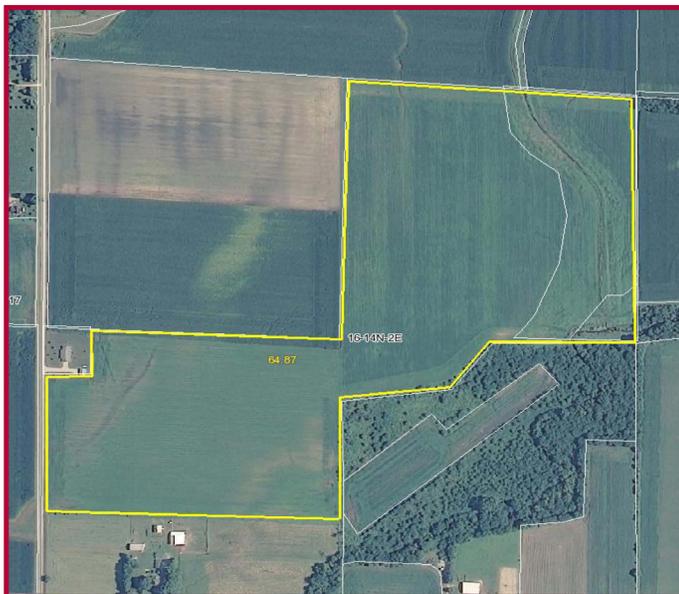


Reprinted with permission of Rockford Map Inc.

▼ Location

The Shanghai Farms, LLC is located 2 miles south of Macon (12 miles directly south of Decatur). It has excellent access off of a rural township road which forms the west boundary. Our Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



This aerial photograph was provided by Agri Data.

▼ Legal Description

Here is a brief legal description of the property. A detailed survey is available upon request.

64.87 acres located in the Southwest Quarter (SW1/4) of Section Sixteen (16), Township Fourteen North (T14N), Range Two East (R2E), 3rd Principal Meridian, South Macon Township, Macon County, Illinois.

▼ Farm Operator and Lease

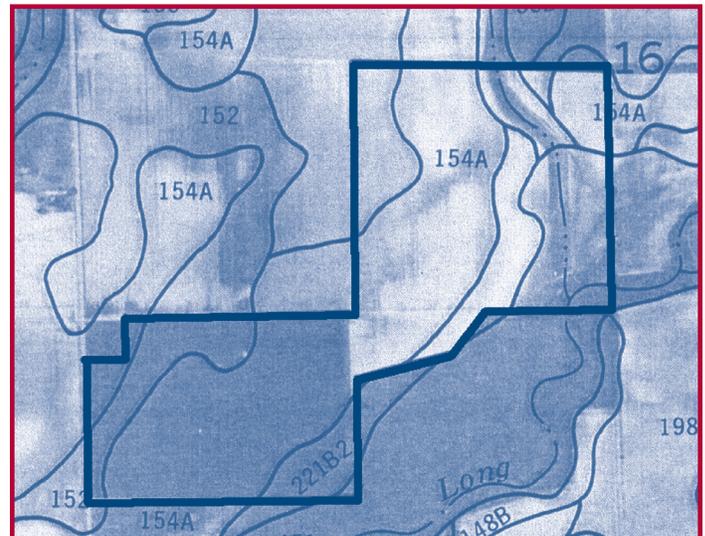
Randy Corzine of Assumption, Illinois farms this land on a modified crop share lease.

▼ Soil Productivity

Soil types and productivity ratings on the Shanghai Farm, LLC (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	40.40	65.1%	144.0	160.0
221	Parr silt loam	7.90	12.7%	113.1	124.8
152	Drummer silty clay loam	5.70	9.2%	144.0	150.0
136	Brooklyn silt loam	4.10	6.6%	112.0	105.0
451	Lawson silt loam	4.00	6.4%	140.0	155.0
Weighted Averages		62.10	100%	137.7	150.7
Non-tillable		2.77			
Total		64.87			

▼ Soil Map



▼ FSA Data

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

Farm No.	7952
Total Acres	64.87
Tillable Acres	62.10
Corn Base Acres	47.8
Direct Payment Corn Yield	117
Counter-cyclical Payment Corn Yield	140
Soybean Base Acres	15.8
Direct Payment Soybean Yield	44
Counter-cyclical Payment Soybean Yield	33

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 Shanghai Farms, LLC:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2010 Assessed Value</u>	<u>2010 Taxes Payable in 2011</u>	<u>Rate Per Acre</u>
16-20-16-300-006	63.99	\$ 20,060.00	\$ 1,615.64	\$ 25.25

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this farmland. 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 Shanghai Farms, LLC. 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 Farms, LLC is represented by Michael Barton, Attorney At Law, whose contact information is as follows:

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

▼ 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 Shanghai Farms, LLC is offering the farmland for sale as follows:

64.87 acres @ \$9,500 per acre = \$616,265 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

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*. -