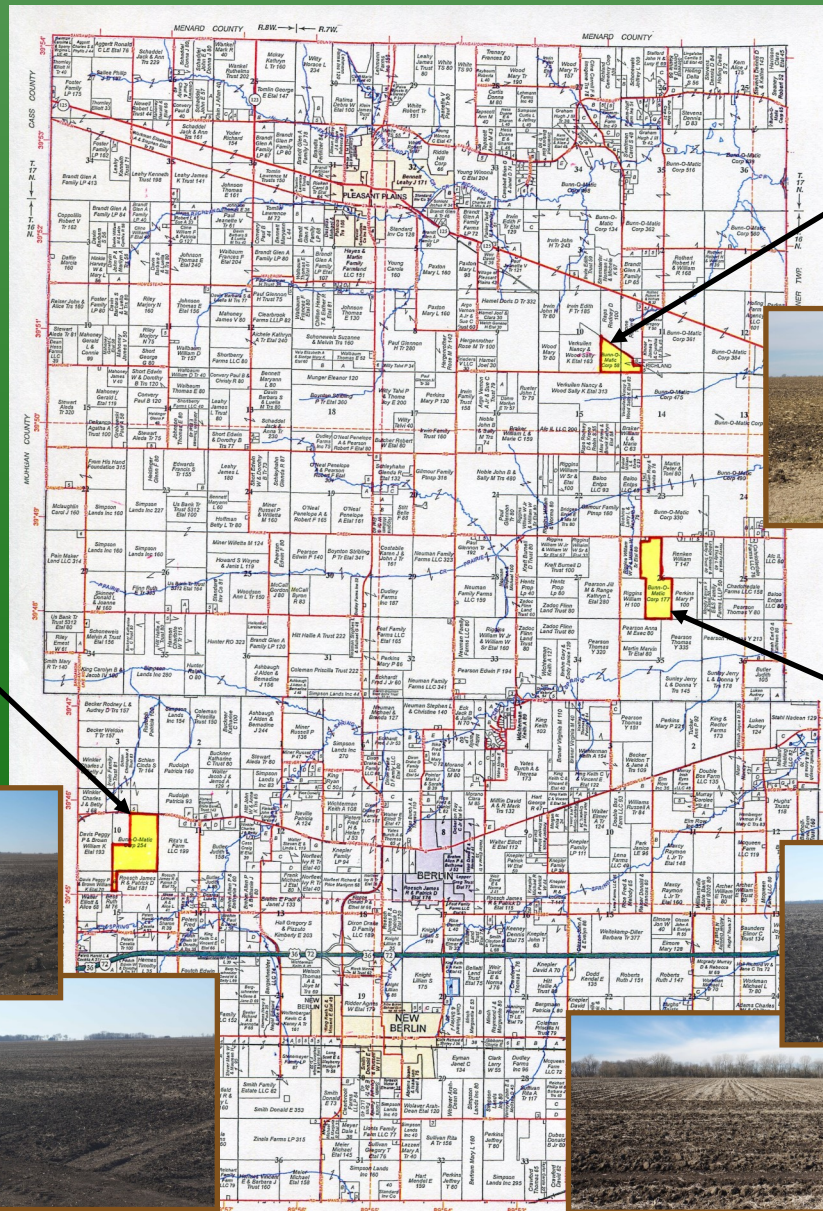




FARMLAND FOR SALE

Sangamon County, Illinois



Tract #1
84.91 Acres
 Cartwright Township



Tract #3
204.49 Acres
 Island Grove Township



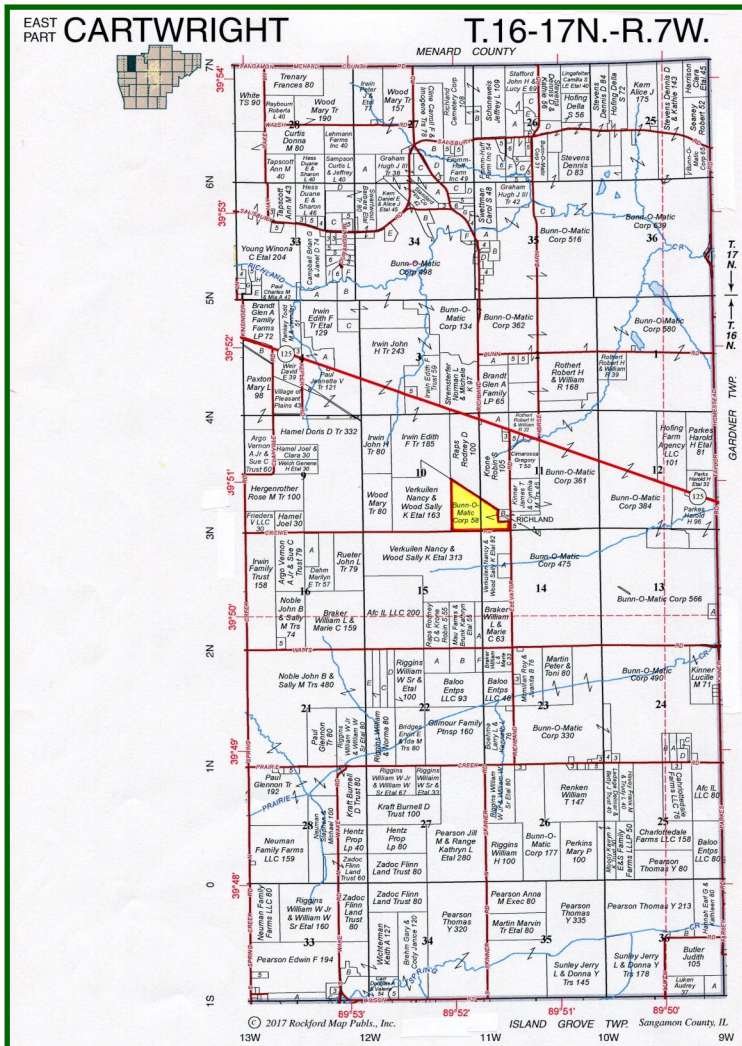
Tract #2
177.00 Acres
 Cartwright Township



www.Heartland.ag

1-866-765-3360

Tract #1 - 84.91 Acres - Cartwright Township



Asking Price

\$13,750/acre

Mineral Rights

Mineral rights are assumed to be intact.

Leases

The 2018 farm leases are open.

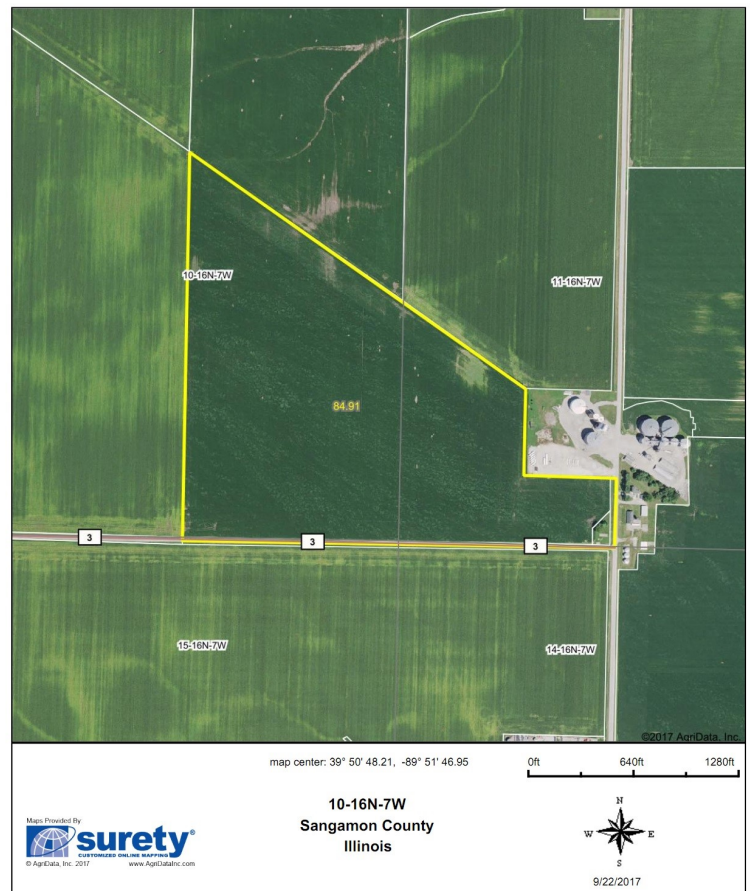
The farms do not have wind farm or solar farm leases in place.

2018 Crop Expenses

Some fall 2017 tillage has been done and some fertilizer has been applied on these farms.

Purchaser will be asked to reimburse the farm tenants and the owner for fall tillage and fertilizer applied for the 2018 crops at the closing.

Aerial Map



Tract #1

Yield History

Corn - 2014, 2016, 2017 - 3 yr. avg. 248.67

Soybeans - 2015 - 1 yr. avg. 59.00

Productivity Index - 142.3

Soil Fertility

Tested May 2014

pH 6.3; P 88; K 401; 3.6% OM

Property Tax Information

PIN 12-10.0-400-011

PIN 12-11.0-300-020

2017 property taxes were \$3,717.48

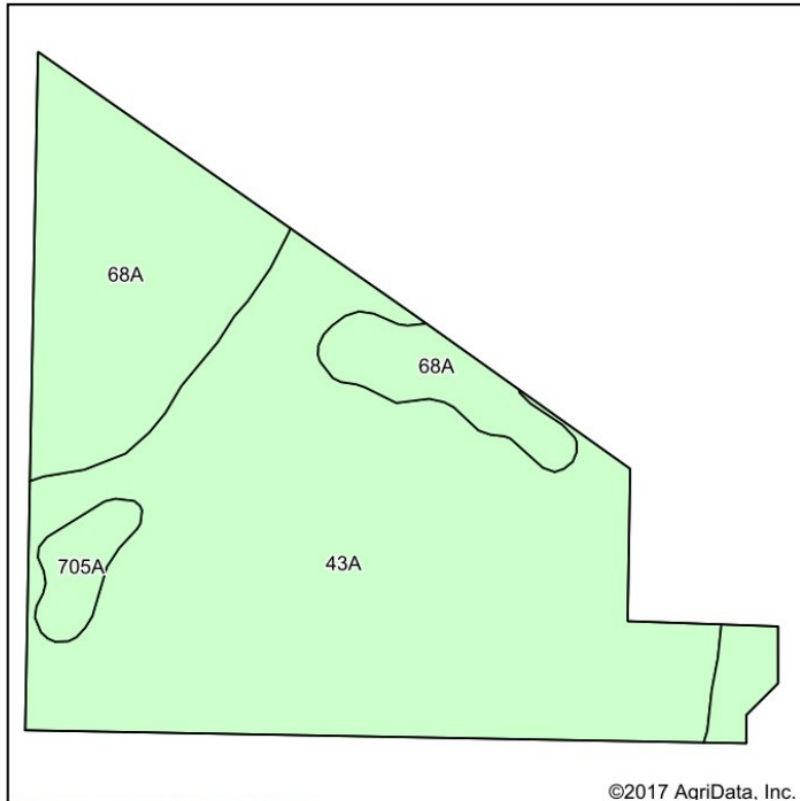
\$43.78 per acre

www.Heartland.ag

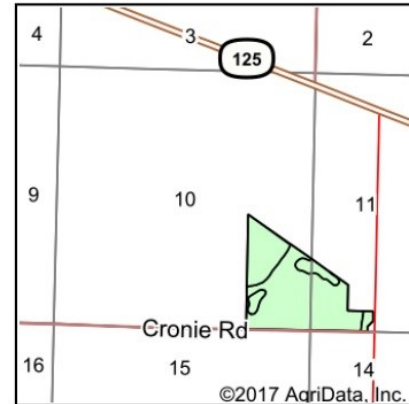
1-866-765-3360

Tract #1 - 84.91 Acres - Cartwright Township

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Sangamon**
 Location: **11-16N-7W**
 Township: **Cartwright**
 Acres: **83.66**
 Date: **9/22/2017**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL167, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	57.07	68.2%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	24.25	29.0%		192	63	143
705A	Buckhart silt loam, 0 to 2 percent slopes	2.34	2.8%		190	61	142
Weighted Average					191.3	62.3	142.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

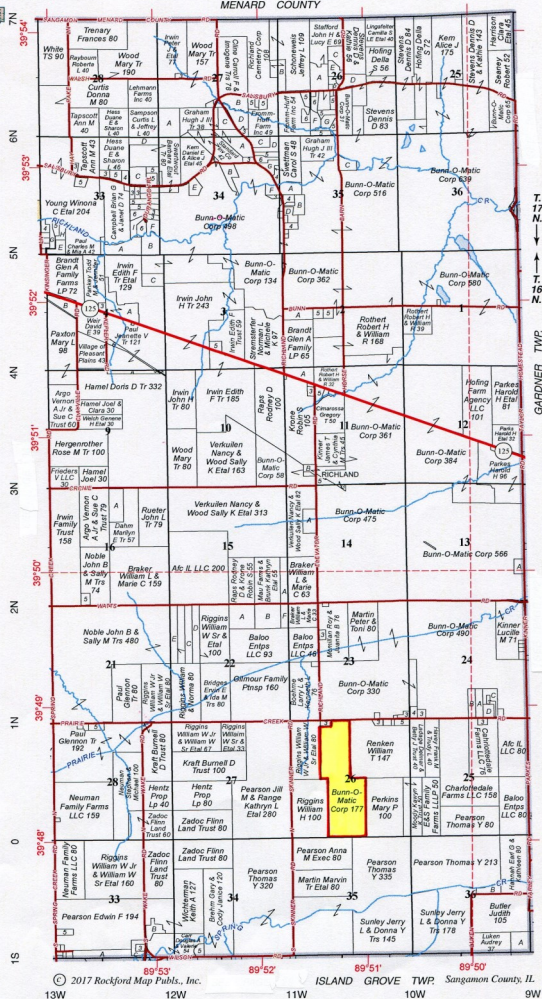
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Tract #2 - 177.00 Acres - Cartwright Township

EAST PART CARTWRIGHT

T.16-17N.-R.7W.



Asking Price

\$13,750/acre

Mineral Rights

Mineral rights are assumed to be intact.

Leases

The 2018 farm leases are open.

The farms do not have wind farm or solar farm leases in place.

2018 Crop Expenses

Some fall 2017 tillage has been done and some fertilizer has been applied on these farms.

Purchaser will be asked to reimburse the farm tenants and the owner for fall tillage and fertilizer ap-

Tract #2

Yield History

Corn - 2014, 2016 - 2 yr. avg. 253.13
Soybeans - 2015, 2017 - 2 yr. avg. 76.53

Productivity Index - 141.5

Soil Fertility

Tested May 2016
pH 6.5; P 48; K 355; 3.5% OM

Property Tax Information

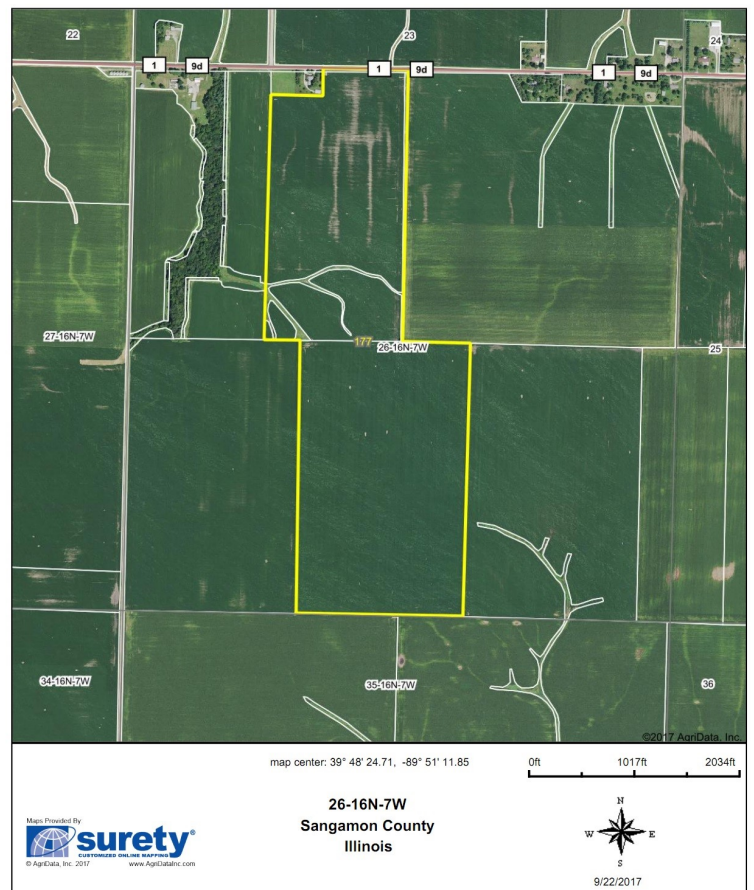
PIN 12-26.0-100-003

PIN 12-26.0-300-002

PIN 12-26.0-400-001

2017 property taxes were \$7,501.68
\$42.38 per acre

Aerial Map



map center: 39° 48' 24.71, -89° 51' 11.85

0ft 1017ft 2034ft

Map Provided By
surety
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26-16N-7W
Sangamon County
Illinois



9/22/2017

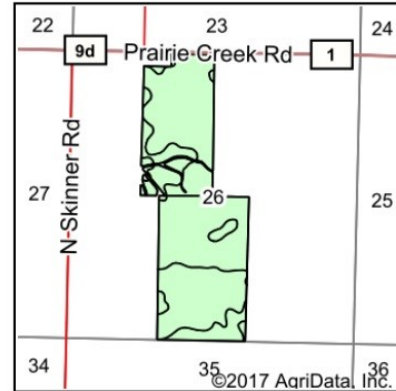
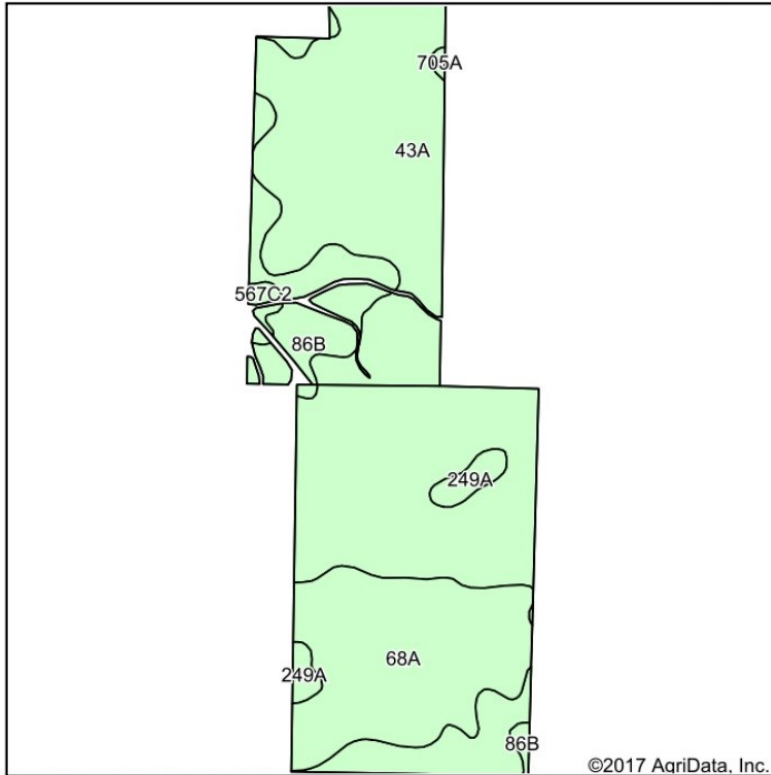
Field borders provided by Farm Service Agency as of 5/21/2008.

www.Heartland.ag

1-866-765-3360

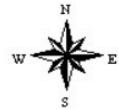
Tract #2 - 177.00 Acres - Cartwright Township

Soils Map



State: **Illinois**
 County: **Sangamon**
 Location: **26-16N-7W**
 Township: **Cartwright**
 Acres: **173.59**
 Date: **9/22/2017**

Maps Provided By



Area Symbol: IL167, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	113.66	65.5%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	38.35	22.1%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	16.30	9.4%		**189	**59	**140
249A	Edinburg silty clay loam, 0 to 2 percent slopes	3.72	2.1%		172	55	127
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	1.22	0.7%		**159	**50	**116
705A	Buckhart silt loam, 0 to 2 percent slopes	0.34	0.2%		190	61	142
Weighted Average					190.4	61.7	141.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

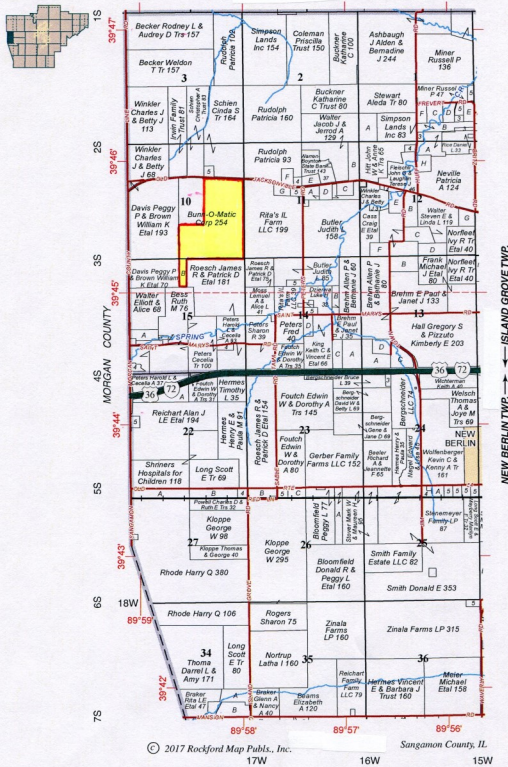
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Tract #3 - 204.49 Acres - Island Grove Township

WEST PART
NORTHWEST PART
ISLAND GROVE
NEW BERLIN

T.15N.-R.8W.
CARTWRIGHT TWP.



Asking Price

\$13,750/acre

Mineral Rights

Mineral rights are assumed to be intact.

Leases

The 2018 farm leases are open.

The farms do not have wind farm or solar farm leases in place.

2018 Crop Expenses

Some fall 2017 tillage has been done and some fertilizer has been applied on these farms.

Purchaser will be asked to reimburse the farm tenants and the owner for fall tillage and fertilizer ap-

Tract #3

Yield History

Corn - 2014 - 2017 - 4 yr. avg. 227.50
Soybeans - 2014, 2017 - 2 yr. avg. 78.50

Productivity Index - 142.3

Soil Fertility

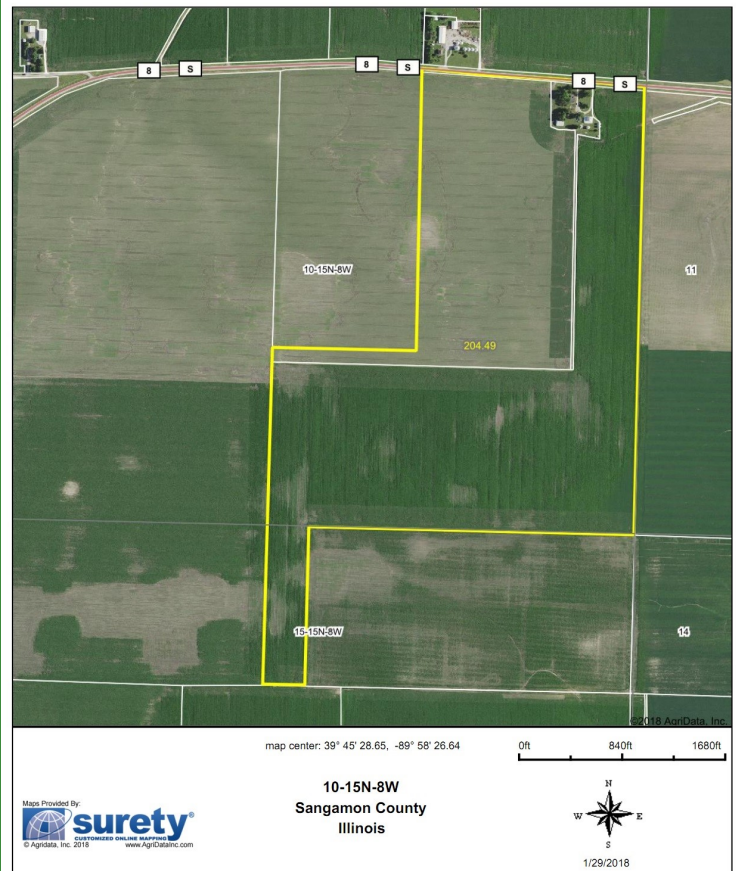
Tested May 2014
pH 6.3; P 75; K 385; 3.6% OM

Property Tax Information

PIN 19-15.0-100-002
PIN 19-10.0-300-004
Pt. PIN 19-10.0-200-004
Pt. PIN 19-10.0-300-002
Pt. PIN 19-10.0-400-001

2017 property taxes were \$12,549.58
for 264.40 acres & improvements

Aerial Map

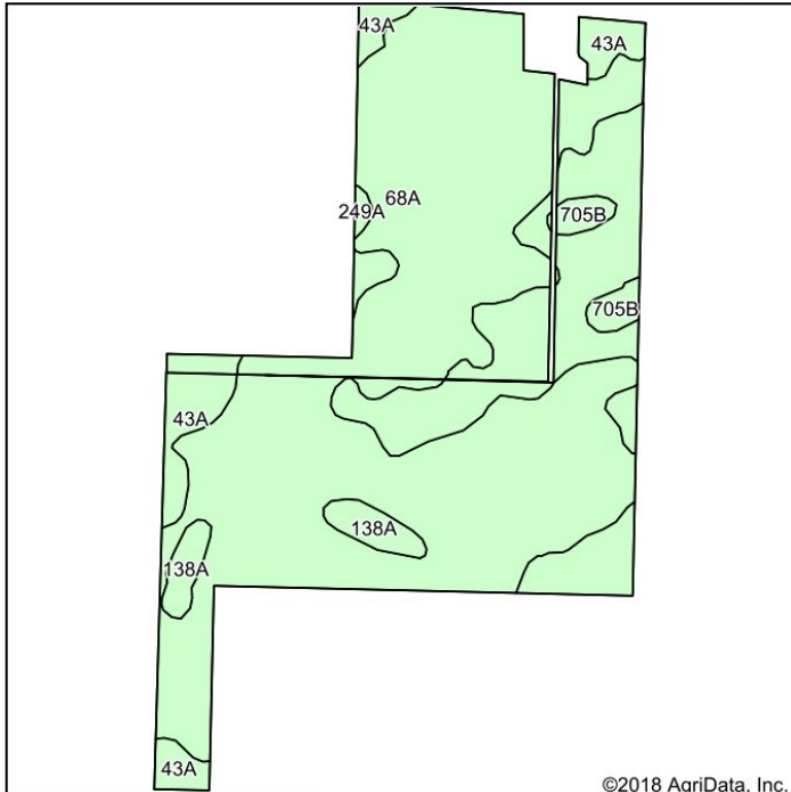


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1-866-765-3360

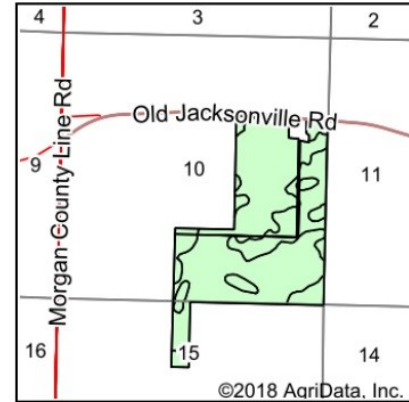
Tract #3 - 204.49 Acres - Island Grove Township

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Sangamon**
 Location: **10-15N-8W**
 Township: **Island Grove**
 Acres: **199.15**
 Date: **1/29/2018**

Maps Provided By:



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Area Symbol: IL167, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	139.16	69.9%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	50.45	25.3%		191	62	142
138A	Shiloh silty clay loam, 0 to 2 percent slopes	5.48	2.8%		175	57	130
**705B	Buckhart silt loam, 2 to 5 percent slopes	3.48	1.7%		**188	**60	**141
249A	Edinburg silty clay loam, 0 to 2 percent slopes	0.58	0.3%		172	55	127
Weighted Average					191.2	62.5	142.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Broker Information

Heartland Ag Group of Springfield, Inc.
is pleased to offer the
Quarter B Farm properties
to you.

Our contact information is:

Ernest Moody, AFM, ARA, AAC
Mobile: (217) 652-9600

Barry Houmes, AFM
Mobile: (217) 971-1631

Gene Meurer, AFM, ARA
Mobile: (217) 622-9660

Heartland Ag Group of Springfield, Inc.
2815 Old Jacksonville Rd.
Freedom Building—Suite 204
Springfield, IL 62704
Office: (217) 498-9660
Fax: (217) 546-0811

Heartland Ag Group of Springfield, Inc.
and its representatives are agents of the
seller.
They do NOT represent the buyer(s).

Terms and Conditions

The successful buyer(s) will be asked to sign a written contract to purchase the Quarter B Farm properties. A 10% down payment is required upon signing the purchase contract. The balance will be due at closing. Closing date will be 30 days from signing the purchase agreement or as mutually agreed upon between the buyer and seller.

Title Insurance

The seller shall provide a title insurance policy in the amount of the purchase price for the farm. A preliminary title commitment will be furnished for review to the buyer(s). Seller will pay the 2017 real estate taxes due in 2018.

Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made. The 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 of Springfield, Inc. for an appointment.

Heartland Ag Group of Springfield, Inc.

Farm Management Appraisals



Barry Houmes, AFM
Farm Manager and
Real Estate Broker



Duane Stock, AFM
Senior Partner and
Real Estate Broker



Ernest Moody,
AFM ARA AAC
President & Senior Partner



Gene Meurer, AFM ARA
Senior Partner and
Real Estate Broker

Farmland Sales & Purchases



Elfi Metz, ABR
Appraiser and
Real Estate Broker

Heartland Ag Group of Springfield, Inc. | 2815 Old Jacksonville Rd., Suite 204, Springfield, IL 62704

Ph: (217) 498-9660 | Toll-Free (866) 765-3360 | Fax: (217) 546-0811 | www.heartland.ag