FARMLAND AUCTION

of the

Marian Roemer Estate Farms

183.73 Acres

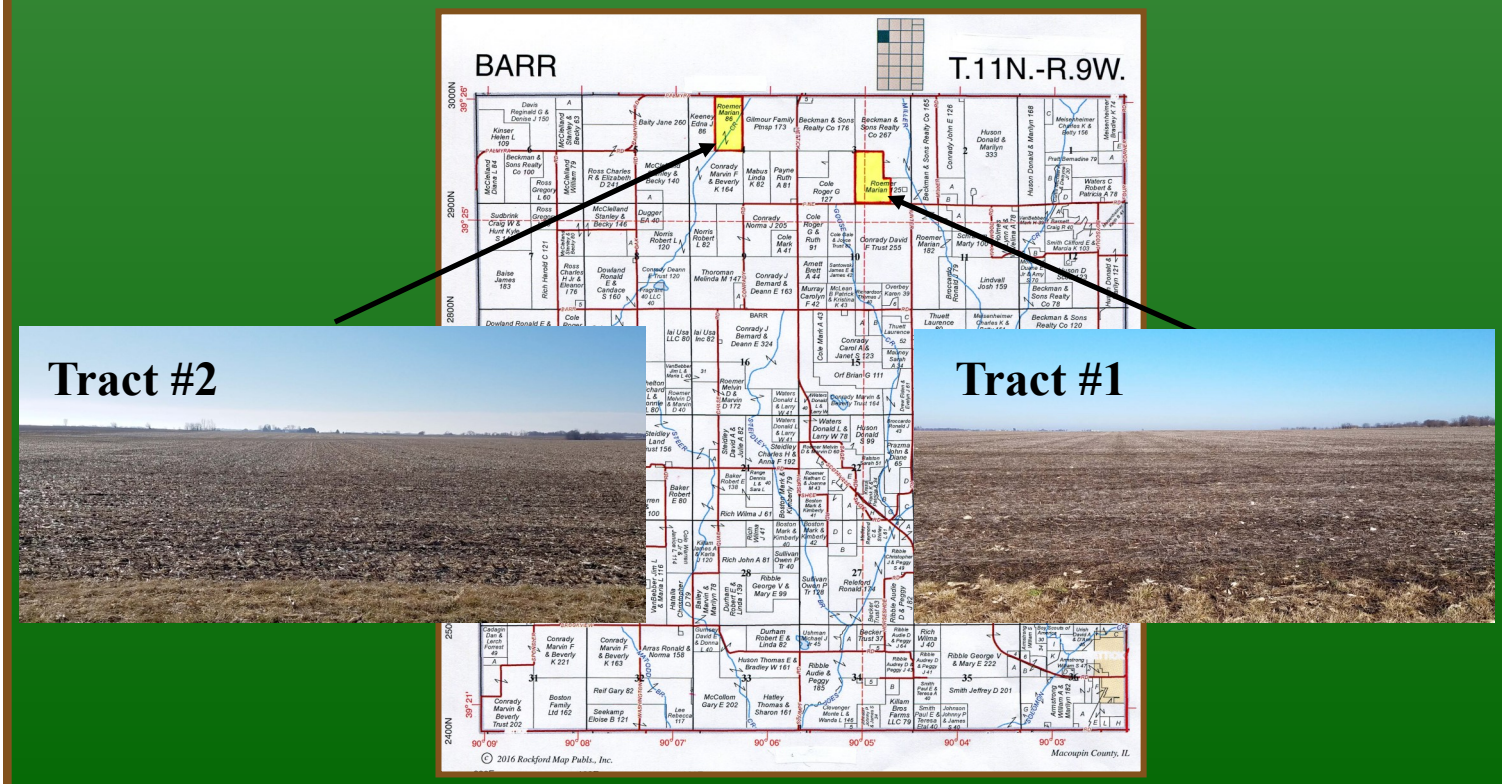
Barr Township - Macoupin County, Illinois

on

2:00 pm March 12, 2019

at the

Palmyra American Legion at 133 West State Street

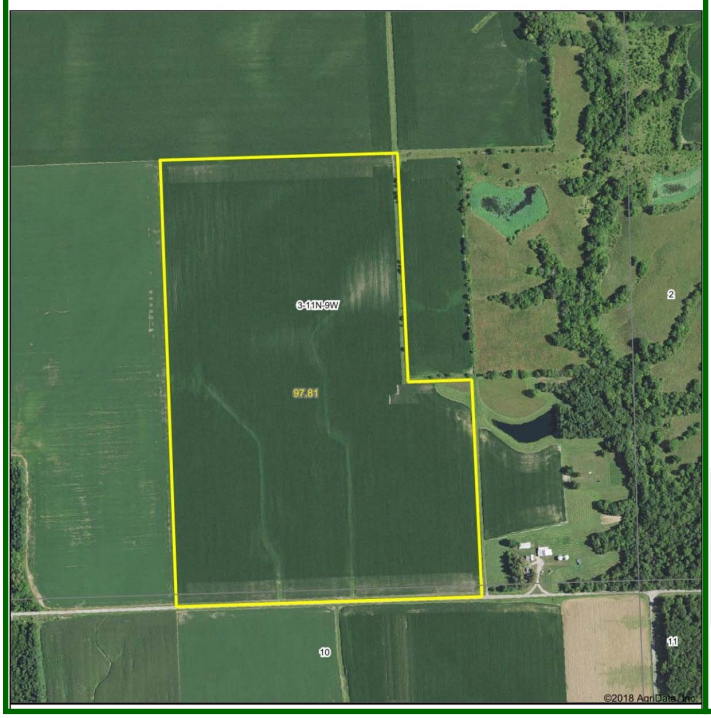


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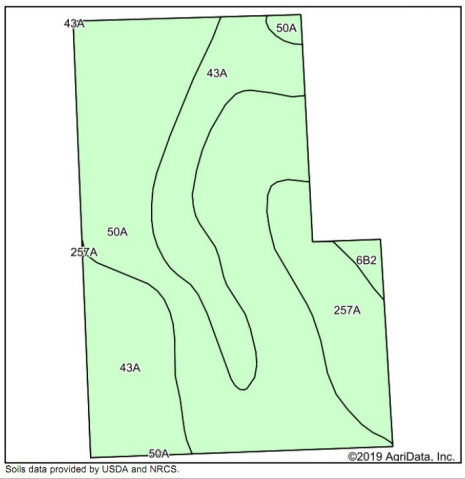
Marian Roemer Estate Farms 183.73 Acres - Barr Township

Tract #1 - 97.80 Acres Productivity Index 135.9

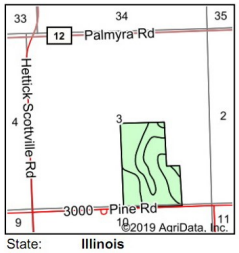
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Macoupin**
Location: **3-11N-9W**
Township: **Barr**
Acres: **95.42**
Date: **1/24/2019**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2019 www.AgriDataInc.com

Area Symbol: IL117, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
50A	Virden silty clay loam, 0 to 2 percent slopes	53.29	55.8%		182	59	135
43A	Ipava silt loam, 0 to 2 percent slopes	28.91	30.3%		191	62	142
257A	Clarksdale silt loam, 0 to 2 percent slopes	12.08	12.7%		174	56	128
**6B2	Fishhook silt loam, 2 to 5 percent slopes, eroded	1.14	1.2%		**123	**39	**90
				Weighted Average	**183**	**59.3**	**135.7**

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

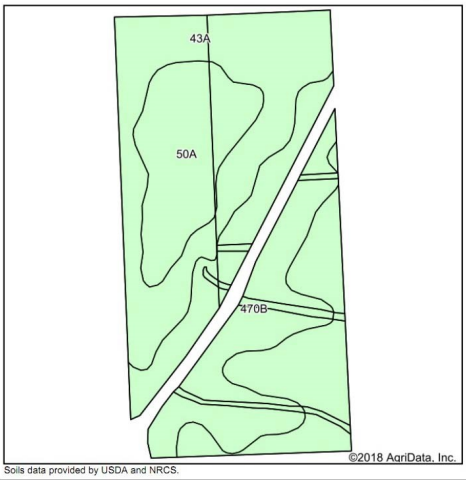
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Tract #2 - 85.93 Acres Productivity Index 131.4

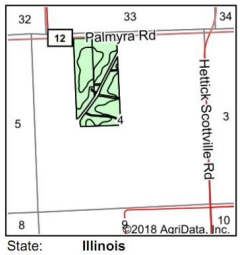
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Macoupin**
Location: **4-11N-9W**
Township: **Barr**
Acres: **80.96**
Date: **1/11/2019**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © Agridata, Inc. 2018 www.AgriDataInc.com

Area Symbol: IL117, Soil Area Version: 13

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	39.89	49.3%		191	62	142
**470B	Keller silt loam, 2 to 5 percent slopes	26.07	32.2%		**150	**50	**113
50A	Virden silty clay loam, 0 to 2 percent slopes	15.00	18.5%		182	59	135
				Weighted Average	**176.1**	**57.6**	**131.4**

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.

General Information

Yield History

Year	Tract #1	Tract #2
2018	82.9 soybeans	228.3 corn
2017	229.5 corn	59.9 soybeans
2016	66.9 soybeans	218.7 corn

Soil Fertility

Tract #1
pH 6.8; P 44; K 306; 2.8% OM (Tested May 2018)

Tract #2
pH 6.4; P 37; K 285; 2.2% OM (Tested May 2017)

Tile Drainage

Over half of Tract #1 is tiled on 90' centers.

Property Tax Information

Tract #1 - PIN 25-000-048-00
Tract #2 - PIN 25-000-050-00

Property taxes for the year 2017 were:
Tract #1 - $3,009.18 (123.4 ac. w/buildings)
Tract #2 - $2,274.86

Seller will pay the 2018 real estate taxes due in 2019. They have not been established per Macoupin County Assessor's office and will be estimated at closing.

Land Survey

Tract #1 was surveyed on January 14, 2019.

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).

Leases

The 2019 farm leases are open.
No wind farm or solar farm leases are in place.

Tract #1 has 0.4 acres (HEL) CRP expiring 2021. Remaining cropland acres are not HEL.

Right to Farm

Purchaser will have the right to go on the property for farming purposes upon signing the purchase contract. Purchaser will not have to wait until closing for field operation.

Terms and Conditions

The successful bidder(s) will be asked to sign a written contract to purchase the Marian Roemer Estate Farms. 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.

Contact Information

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Mobile: (217) 652-9600

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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).

Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are 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. Announcements on day of auction will supersede prior disseminated information.

Copies of soil tests, survey, and preliminary title report are available upon request.

2815 Old Jacksonville Rd.
Springfield, IL 62704

Farmland for Auction - 183.73 Acres
Barr Township - Macoupin County, Illinois
At 2:00 pm on March 12, 2019, at Palmyra American Legion, 133 West State Street

Heartland Ag Group of Springfield, Inc.

Farm Management
Appraisals



Barry Houmes, AFM
Farm Manager and
Real Estate Broker

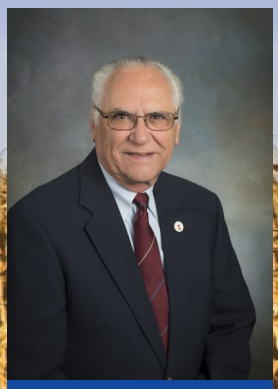


Duane Stock, AFM
Senior Partner and
Real Estate Broker



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President & Senior Partner

Farmland Sales &
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Gene Meurer,
AFM ARA
Senior Partner



Elfi Metz, ABR
Appraiser and
Real Estate Broker

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