

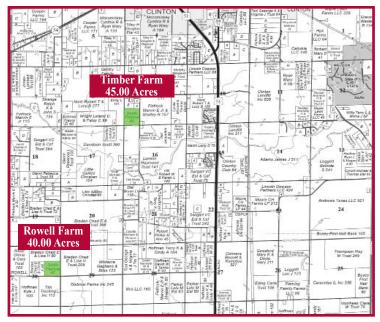
# **Farmland For Sale**



## Patricia A. Smith Estate Farms

Timber Farm - 45.00 Acres Rowell Farm - 40.00 Acres Texas Township, DeWitt Co., IL

The Patricia A. Smith Estate Farms are located southwest of Clinton, Illinois in DeWitt County. These tracts of land have productivity indexes of 112.4 (*Timber Farm*) and 141.9 (*Rowell Farm*). Soils include Birkbeck, Russell (*Timber Farm*), Sable and Buckhart (*Rowell Farm*). Don't miss this investment opportunity! **Heartland Ag Group Ltd. signs mark the property.** 



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#### **▼ Legal Description**

The following brief legals generally locate the property. A complete legal will be available in the title insurance policy.

#### Timber Farm Parcel ID #: 12-09-300-002 (45.00 Acres)

The Southwest Quarter of the Southwest Quarter and five acres off the full South side of the Northwest Quarter of the Southwest Quarter, all in Section 9 in Township 19 North, Range 2 East of the 3rd P.M., situated in the County of DeWitt and State of Illinois. 45 acres, more or less.

#### Rowell Farm Parcel ID #: 12-30-200-003 (40.00 Acres)

The Southeast Quarter of the Northeast Quarter of Section 30, Township 19 North, Range 2 East of the 3rd P.M. located in DeWitt County, Illinois.

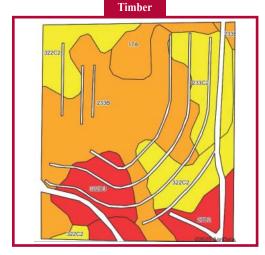
#### **▼** Location

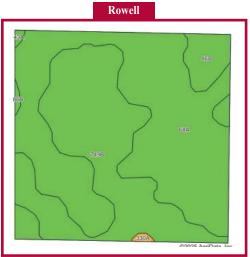
The Patricia A. Smith Estate farms are located southwest of Clinton in DeWitt County, Illinois. Both tracts have excellent access provided by township roads that form the south and east boundaries of both farms. Our Heartland Ag Group Ltd. signs mark the property.

#### **▼** Farm Operator and Lease

The Patricia A. Smith Estate farms have been operated over the years by the Zelhart Brothers under the terms of a flexible cash rent lease. They do an excellent job farming and would be open to continuing their farming operation for perspective buyers. Corn and soybeans are the primary crops grown.

#### **▼ Soil Maps**





#### **▼ Soil Productivity**

Soil types and productivity ratings on the Patricia A. Smith Estate farmland (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

% of Productivity

#### Timber - 45.00 Acres

			% 0f 1	roauctivity
Soil #	Soil Type	Acres	Farm	Index (811)
233	Birkbeck silt loam	17.96	43.6%	121.0
322	Russell silt loam	8.38	20.3%	108.0
233	Birkbeck silt loam	4.55	11.0%	113.0
322	Russell silty clay loam	4.00	9.7%	92.0
27	Miami silt loam	3.70	9.0%	97.0
17	Keomah silt loam	2.63	6.4%	119.0
	Weighted Averages	41.22	100%	112.4
	Non-tillable	3.78		
	Total	45.00		

#### Rowell - 40.00 Acres

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Soil #	Soil Type	<u>Acres</u>	<u>Farm</u>	Index (811)
68	Sable silty clay loam	22.36	55.9%	143.0
749	Buckhart silt loam	15.06	37.6%	141.0
86	Osco silt loam	2.36	5.9%	138.0
330	Peotone silty clay loam	0.12	0.3%	123.0
43	Ipava silt loam	0.11	0.3%	142.0
	Weighted Averages	40.01	100%	141.9
	Non-tillable	-0.01		
	Total	40.00		

### **▼** Aerial Photographs





Aerial photographs provided by AgriData. Inc.

#### **▼ FSA Data**

The following information was provided by the DeWitt County Farm Service Agency (FSA) office in Clinton, Illinois:

	Timber	Rowell
Farm No.	7878	7878
Tract No.		
Total Acres	45.00	40.00
Tillable Acres	41.34	40.01
Corn Base Acres		
PLC Corn Yield		
Soybean Base Acres		
PLC Soybean Yield		

#### **▼** Tax Information

The DeWitt County Treasurers have provided the following real estate tax information on the Patricia A. Smith Estate farmland:

<b>Timber Parcel ID #</b> 12-09-300-002	<u>Acres</u> 45.00	 2024 Taxes <u>Payable in 2025</u> \$976.52	<b>Rate <u>Per Acre</u></b> \$21.70
<b>Rowell Parcel ID #</b> 12-30-200-003	<u>Acres</u> 40.00	2024 Taxes Payable in 2025 \$2,165.22	<b>Rate Per Acre</b> \$54.13

#### **▼** 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 Patricia A. Smith Estate 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 assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

#### **▼** Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Patricia A. Smith Estate farmland for sale as follows:

Timber 45.00 acres @ \$9,250 per acre = \$416,250 in total Rowell 40.00 acres @ \$17,250 per acre = \$690,000 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:

#### Ryan E. Aupperle, AFM Managing Broker

Office: (217) 876-7700 *E-mail: ryan@heartlandaggroup.com* Web: www.heartlandaggroup.com

#### Dale E. Aupperle, AFM, ARA **Designated Managing Broker**

Office: (217) 876-7700 *E-mail:* dale@heartlandaggroup.com Web: www.heartlandaggroup.com



### **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 Rural Appraiser



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