



Heartland Ag
Group Ltd.

Farmland For Sale



Patricia A. Smith Estate Farms

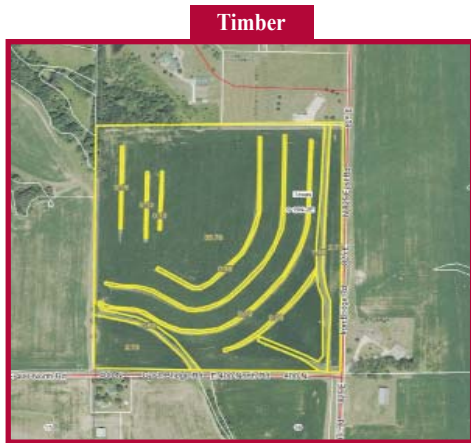
Timber Farm - 45.00 Acres

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.**

▼ 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:

Timber		2024	2024 Taxes	Rate
Parcel ID #	Acres	Assessed Value	Payable in 2025	Per Acre
12-09-300-002	45.00	\$16,815	\$976.52	\$21.70
Rowell		2024	2024 Taxes	Rate
Parcel ID #	Acres	Assessed Value	Payable in 2025	Per Acre
12-30-200-003	40.00	\$31,625	\$2,165.22	\$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



Heartland Ag Group Ltd.
1401 Koester Drive
Forsyth, IL 62535



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

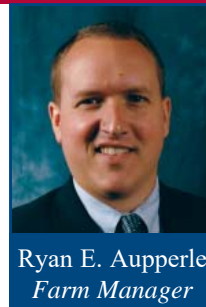
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

▼ 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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- Call today for a copy of Heartland Ag Group's real estate newsletter the **Farmland Barometer**. -