

Farmland For Sale

Baughman Family Farm

320.00 Acres - Prime Farmland

Edgar Township Edgar County, Illinois

The Baughman Family Farm is located 4 miles southwest of Chrisman, Illinois. The soils are primarily Drummer, Flanagan, and Wingate with a productivity index of 138.7. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**

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▼ Location

The Baughman Family Farm is located 4 miles southwest of Chrisman, Illinois. Public access to the property is provided by township roads on the north and west boundaries of the farm. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description of the Baughman Family Farm:

The Southwest Quarter (SW 1/4) of Section Fifteen (15), except the Northwest Quarter (NW 1/4) thereof; the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Fifteen (15); the Northwest Quarter (NW 1/4) of Section Twenty-two (22), all in Township Fifteen (15) North and in Range Twelve (12) West of the 2nd P.M.

▼ Improvements

The Baughman Family Farm includes a two-story farm house (2,024 sq ft), block garage, and two grain bins (14,500 and 9,000) located on a 3.00 acre site in the northeast portion of the farm.

▼ Farm Operator and Lease

The Baughman Family Farm is being operated under the terms of a flexible cash rent lease for year 2019 by Greg Ingram of G & C Farms. The primary crops grown in the area are corn and soybeans. Greg, Carter and Reid do an excellent job and would like to continue their farming operation for the new owners.

▼ FSA Data

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

Farm No:	9268
Total Acres	313.67
Tillable Acres	295.76
Corn Base Acres	149.99
PLC Yield	174
Bean Base Acres	135.77
PLC Yield	48

Note - A copy of the FSA-156EZ and FSA aerial photo is available upon request

▼ Aerial Photograph



Aerial photograph was provided by the USDA-FSA

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Baughman Family Farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

			% of	Productivity	Productivity
<u>Soil #</u>	Soil Type	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
152	Drummer silty clay loam	120.61	41.0%	144.0	150.0
154	Flanagan silt loam	96.63	32.6%	144.0	160.0
348	Wingate silt loam	38.40	12.9%	119.8	128.7
450	Brouillett silt loam	16.55	5.6%	133.0	135.0
344	Harvard silt loam	16.20	5.5%	123.8	128.7
618	Senachwine silt loam	4.17	1.4%	99.5	112.8
322	Russell silt loam	2.77	0.9%	114.8	123.8
_56	Dana silt loam	0.43	0.1%	129.7	138.6
	Weighted Averages	295.76	100%	138.2	147.7
	Non-tillable	<u>24.24</u>			
	Total	320.00			

▼ 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.

▼ Tax Information

The Edgar County Treasurer has provided the following real estate tax information on the Baughman Family Farm:

		2017	<i>2017 Taxes</i>	Rate
Parcel ID#	Acres	Assessed Value	Payable in 2018	Per Acre
03-08-22-100-001	160.00	\$41,567	\$3,555.26	\$73.15
03-08-15-300-001	120.00	\$38,229	\$3,269.76	\$46.18
03-08-15-400-001	40.00	\$41,310	\$3,533.28	\$49.91
	320.00	\$121,106	\$10,358.30	\$54.46

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Baughman Family Farm. 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.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Baughman Family Farm for sale as follows:

320.00 acres @ \$10,150 per acre = \$3,248,000 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 - Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.comf Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA - 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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- Call today for a copy of Heartland Ag Group's real estate newsletter the Farmland Barometer. -