



Heartland Ag  
Group Ltd.

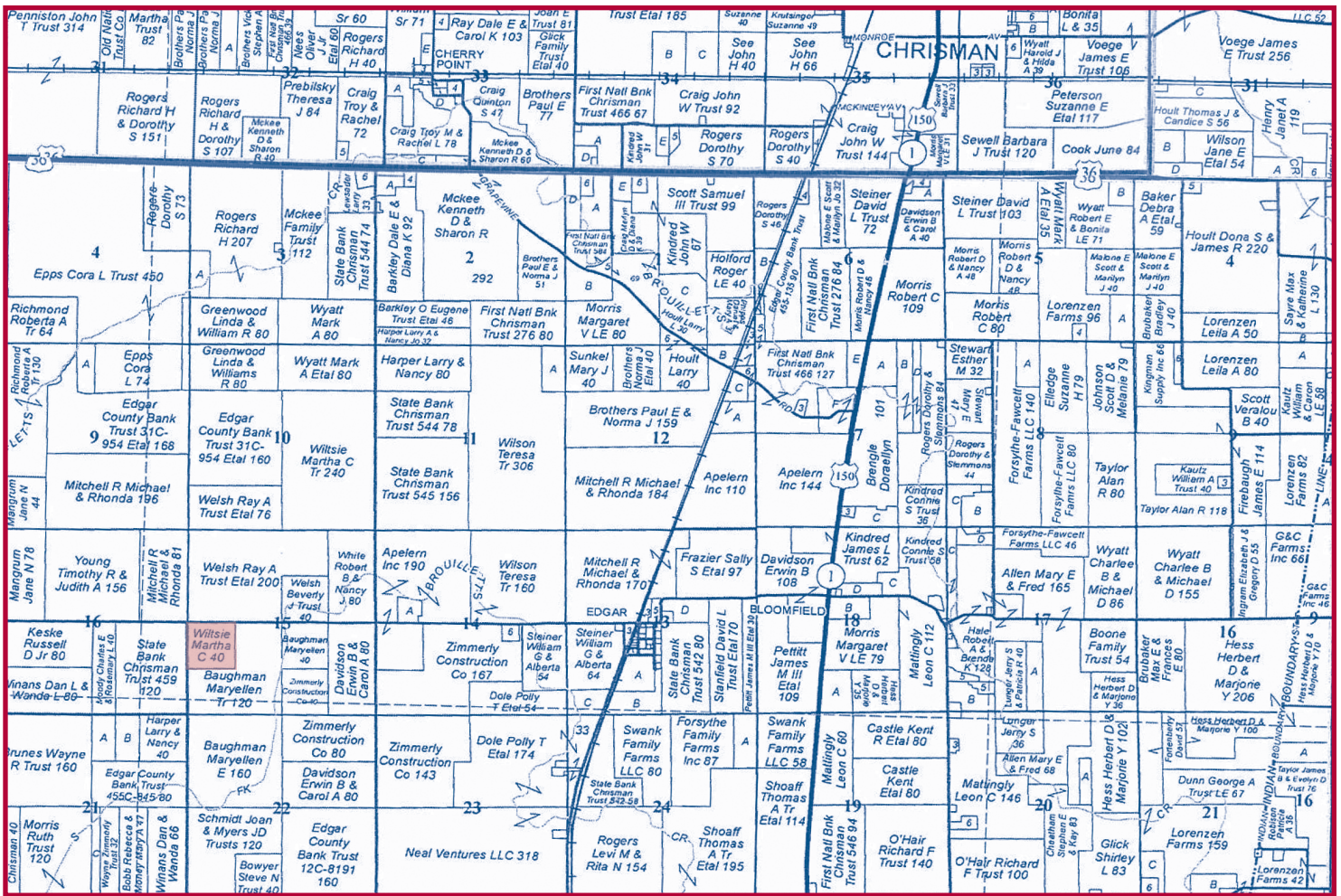
# Farmland For Sale

## Jan Wiltsie Trust Farm

**40.00 Acres - Prime Farmland**

**Edgar Township  
Edgar County, Illinois**

The Jan Wiltsie Farm is located 4 miles southwest of Chrisman, Illinois. The soils are primarily Drummer and Flanagan with a productivity index of 144.0. 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 Jan Wiltsie Trust 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 Jan Wiltsie Trust Farm:

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Fifteen (15), Township Fifteen (15) North, and in Range Twelve (12) West of the 2nd P.M.

### ▼ Tax Information

The Edgar County Treasurer has provided the following real estate tax information on the Jan Wiltsie Trust Farm:

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
03-08-15-300-002	40.00	\$25,050	\$1,661.42	\$41.54

### ▼ Farm Operator and Lease

The Jan Wiltsie Trust 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

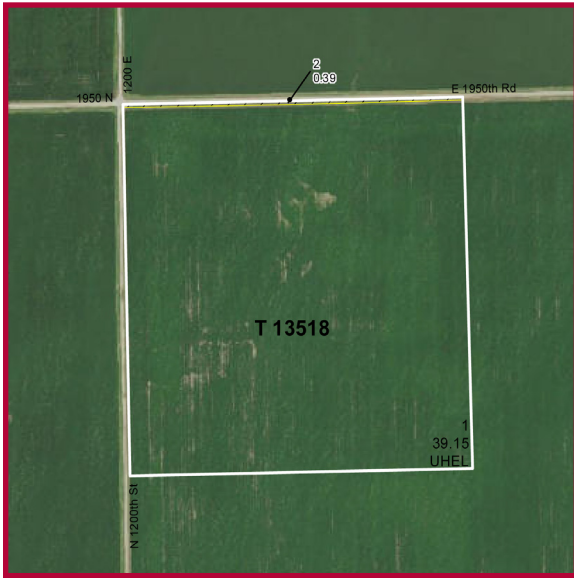
The following information was provided by the Edgar County Farm Service Agency (FSA) office in Paris, Illinois:

Farm No:	9269
Tract No.:	13518
Total Acres	39.54
Tillable Acres	39.15
Corn Base Acres	19.85
PLC Yield	174
Bean Base Acres	17.97
PLC Yield	48

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

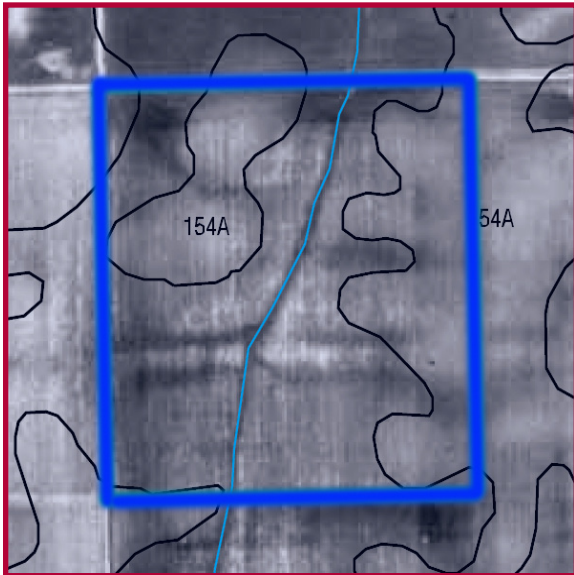


## ▼ Aerial Photograph



Aerial photograph was provided by the USDA-FSA

## ▼ Soil Map



## ▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	23.07	58.9%	144.0	150.0
154	Flanagan silt loam	16.08	41.1%	144.0	160.0
<b>Weighted Averages</b>		<b>39.15</b>	<b>100%</b>	<b>144.0</b>	<b>154.1</b>
Non-tillable		0.85			
<b>Total</b>		<b>40.00</b>			

## ▼ 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 Jan Wiltsie Trust 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 Jan Wiltsie Trust Farm for sale as follows:

**40.00 acres @ \$10,800 per acre = \$432,000 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.com](mailto:ryan@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

**Dale E. Aupperle, AFM, ARA - Managing Broker**

Office: (217) 876-7700

E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



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## 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*. -