



**Heartland Ag
Group Ltd.**

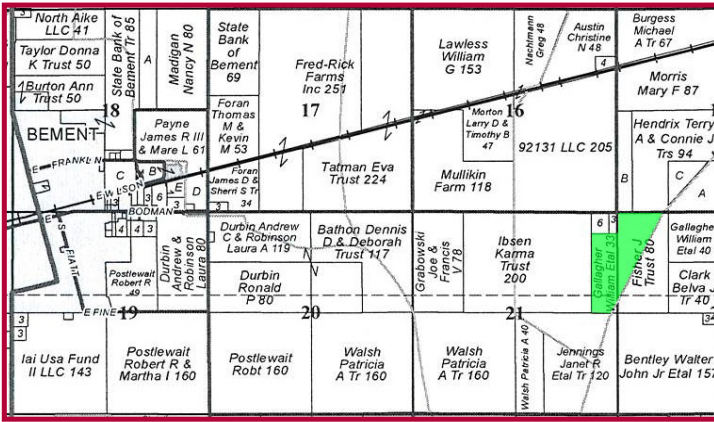
Farmland For Sale



Johnson Family Farm 62.77 Acres - Prime Farmland

**Bement Township
Piatt County, Illinois**

The Johnson Family farm is located 2½ miles east of Bement, Illinois. The soils are primarily Drummer-Milford and Sawmill with a productivity index of 137.4. Details on the farm are in this brochure. *Don't miss this investment opportunity!* **Heartland Ag Group Ltd. signs mark the property.**



▼ Location

The Johnson Family farm is located 2½ miles east of Bement, Illinois. Access to the farm is provided by an oil and chip township road that forms the north boundary. **Heartland Ag Group Ltd.** signs mark the property.

▼ Legal Description

Below is a brief legal description of the Johnson Family farm from the survey:

Parcel ID #: A part of 01-22-17-006-004-00 and 01-21-17-006-001-00 (62.77 acres)

62.77 Acre Tract - All that part of the East ½ of the East ½ of the Northeast ¼ of Section 21 and all that part of the West ½ of the Northwest ¼ of Section 22, Township 17 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois, lying North and West of the Lake Fork Special Drainage Ditch, EXCEPT the following described tract of land: Beginning at the Northeast corner of the Northeast ¼ of Section 21, Township 17 North, Range 6 East of the Third Principal Meridian, and running thence South a distance of 550 feet and thence West a distance of 661.4 feet and thence North a distance of 550 feet and thence East a distance of 660 feet to the point of beginning.

▼ Boundary Survey

Mat Cox (*Survey Solutions*) has completed a boundary survey on this property which shows a total of 62.77 acres. Please call us if you would like a copy of that plat of survey.

▼ Farm Operator and Lease

The Johnson Family farm is being operated under the terms of a cash rent lease for 2023 by William B. Gallagher. Primary crops grown in the area are corn and soybeans. William Gallagher does an excellent job and would like to continue his farming operation for the new owners. The landowners have received the first installment of the cash rent and the second installment due November 1 is negotiable.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ FSA Data

We do not have current FSA data on this farmland, as it is a part of a larger tract. Note that the tillable cropland, as calculated by FSA, is 58.98 acres. The base and yield information is not available.

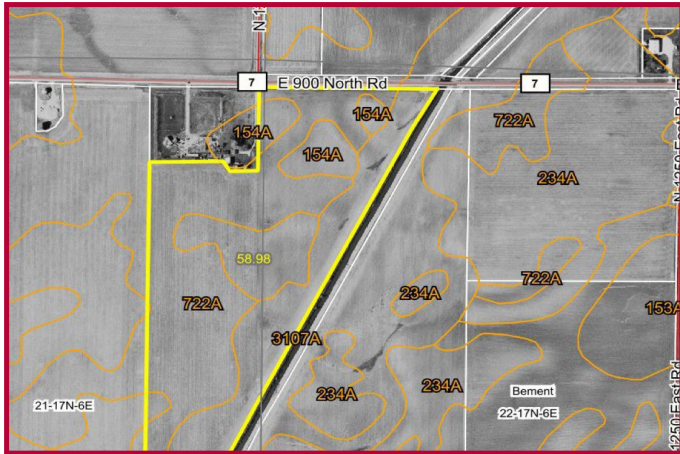
The Piatt County FSA office has verified there are no highly erodible acreages identified on this property. The wetland determinations are incomplete.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the entire Johnson Family farm. The 62.77 acres being sold will be a split from the general tax information listed below.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2022 Taxes Payable in 2023</u>	<u>Rate Per Acre</u>
01-22-17-006-004-00	80.00	\$39,061.00	\$3,248.76	\$40.61
01-22-17-006-003-00	40.00	\$21,330.00	\$1,767.14	\$44.18
01-21-17-006-001-00	32.60	\$21,687.00	\$1,792.02	\$54.97
Total	152.60	\$82,078.00	\$6,807.92	\$44.61

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Johnson Family farmland (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)
722	Drummer-Milford silty clay	29.95	50.8%	137.0	150.0
107	Sawmill silty clay loam	15.91	27.0%	139.0	140.0
234	Sunbury silt loam	7.73	13.1%	131.0	140.0
154	Flanagan silt loam	5.31	9.0%	144.0	160.0
722	Drummer-Milford silty clay	0.08	0.1%	137.0	150.0
Weighted Averages		58.98	100%	137.4	146.9
Non-tillable Acres		<u>3.79</u>			
Total Acres		62.77			

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this transaction. 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 Johnson 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.

▼ Attorney Information

The Johnson Family is represented by Darrel F. Parish, Attorney at Law, whose contact information is as follows:

Darrel F. Parish
Parish & Castleman
132 S. Water St., Suite 429
Decatur, IL 62523
Phone: (217) 429-4283

▼ 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 Johnson Family farm for sale as follows:

62.77 acres @ \$17,500 per acre = \$1,098,475 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:

Dale E. Aupperle, AFM, ARA - Designated Managing Broker
Office: (217) 876-7700
Email: dale@heartlandaggroup.com
Web: www.heartlandaggroup.com



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

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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*. -