

Farmland For Sale

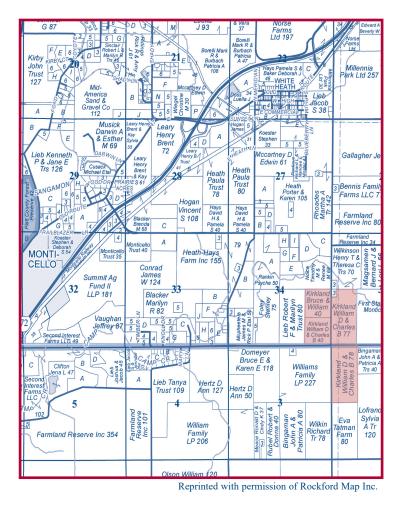


Kirkland Family Farm 236.35 Acres - Prime Farmland

Monticello & Sangamon Townshins

Monticello & Sangamon Townships Piatt County, Illinois

The Kirkland Family Farm is located 2 miles east of Monticello, Illinois. The soils are primarily Drummer, Flanagan, and Dana with a productivity index of 139.5. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**



VLocation

The Kirkland Family Farm is located 2 miles east of Monticello, Illinois (which is 2 miles directly south of White Heath). Access to the property is provided by township roads. Our Heartland Ag Group Ltd. signs mark the property.

Legal Description

Below is a brief legal description of the Kirkland Family Farm:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Two (2), Township Eighteen North (T18N), Range Six East (R6E) of the 3rd P.M., Monticello Township; and, The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Nineteen North (T19N), Range Six East (R6E) of the 3rd P.M., Sangamon Township; and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township Nineteen North (T19N), Rangamon Township, all in Piatt County, Illinois *(containing 236.35 acres more or less).*

v Farm Buildings

This property has a 38 ft. x 80 ft. pole frame implement shed and three grain storage bins which are located at the north end of the property.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

FSA Data

The following information was provided by the Piatt County Farm Service Agency (*FSA*) office in Monticello, Illinois:

Farm No:	1067	2287
Tract No.	1051	1032
Total Acres	198.44	40.13
Tillable Acres	192.53	40.13
Corn Base Acres	97.90	20.00
PLC Yield	155	165
Soybean Base Acres	94.60	20.00
PLC Yield	47	58

Note - Wetland determinations are incomplete. The southernmost tract is designated HEL and a conservation system is being applied.

Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Kirkland Family Farm:

		2020	2020 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	Assessed Value	<u>Payable in 2021</u>	<u>Per Acre</u>
06-34-19-006-009-00	40.00	\$25,677	\$1,652.14	\$41.30
06-34-19-006-010-00	40.00	\$27,439	\$1,765.50	\$41.14
06-35-19-006-011-00	77.35	\$49,010	\$3,153.46	\$40.77
05-02-18-006-004-00	79.00	\$47,552	\$2,887.10	\$36.55
Total	236.35	\$149,678	\$9,458.20	\$40.02

▼ Soil Map



v Soil Productivity

Soil types and productivity ratings on the Kirkland 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>	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
152	Drummer silty clay loam	100.05	43.1%	144.0	150.0
154	Flanagan silt loam	77.15	33.2%	144.0	160.0
56	Dana silt loam	31.42	13.5%	124.5	134.4
56	Dana silt loam	7.04	3.0%	129.7	138.6
56	Dana silt loam	4.26	1.8%	121.8	131.6
622	Wyanet silt loam	3.30	1.4%	111.6	117.5
171	Catlin silt loam	3.20	1.4%	136.6	143.6
107	Sawmill silty clay loam	2.74	1.2%	139.0	140.0
56	Dana silt loam	2.64	1.1%	112.7	121.8
322	Russell silt loam	0.36	0.2%	114.8	123.8
234	Sunbury silt loam	0.14	0.1%	131.0	140.0
	Weighted Averages	232.30	100%	139.5	149.5
	Non-tillable	<u>4.05</u>			
	Total	236.35			

v Farm Operator and Lease

The Kirkland Family Farm is being operated under the terms of a verbal cash rent lease for year 2021 by Jeff Wilson. The primary crops grown in the area are corn and soybeans. Jeff does an excellent job and would like to continue his farming operation for the new owners.

▼ 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.

v Terms and Conditions of Sale

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

The Kirkland Family Farm is represented by attorney Luke Feeney whose contact information is as follows:

Luke Feeney Miller, Tracy, Braun, Funk & Miller, Ltd. 316 South Charter Street Monticello, IL 61856

▼ 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.

VListing Price

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

236.35 acres @ \$16,250 per acre = \$3,840,688 in total

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 *President* - **Heartland Ag Group Ltd.** 1401 Koester Drive Forsyth, IL 62535 *Office: (217) 876-7700 Fax: (217) 876-7724 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.

v 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. AupperleRyan E.PresidentFarm I



Ryan E. AupperleJeremy L. CrouchFarm ManagerRural Appraiser

Heartland Ag Group, Ltd. 1401 Koester Drive Forsyth, IL 62535 Office: 217-876-7700 Fax: 217-876-7724 E-mail: corp@heartlandaggroup.com Web: www.heartlandaggroup.com

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