

# Farmland For Sale



# Marjorie E. Christison Trust Farm

## 40.00 Acres - Prime Farmland Stonington Township Christian County, Illinois

The Marjorie E. Christison Trust Farm is located 3 miles northeast of Stonington, Illinois, in Christian County. Access is provided by Meridian Avenue which forms the east boundary of the farm. The soils include Sable and Ipava with an overall productivity index of 142.9. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.** 

McMillan Daniel E Jo 42 Koonce Mary E McMillan Daniel E Tr 80 Parsed X Stahi & Judy Stahi & Judy Stahi & Judy Stahi & Sudy Phyllis K 80 Fendy Young Chargen E 400 Km Stahi & Sudy Young Chargen Stahi & S	53	Trust 61 Jeanette L Graham Family XP Joint Venture 67 XPE R Gainam Matthew Graham Matthew		Çurry Carl & Jeanne 169	Walsh Michael & Marie C 329	Karpen Charles & Yi 62 Bliler Elaine Ver B Tr 102 Severns Willard 80 Curtin J&A Trust 62	Waddell Alkinson   Kennebit B   W3 B   Linda 36 E 38   Willard 55 A   I B   Zoss Kenway   Harold Farms   Journal Goffinet   Linda 38 Goffinet   Linda 38 Trust 80	B A Dalluge Arlone R Tr 62 Farms 5 Damery Bradley & James J Danery Bradley & James J Danery Bradley & James J Danery Bradley & James	4 Curry Carl E Tr 661
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5 Scanland Janet L Etal 154 Scanland Janet Janet L Tr 28 Declarck Farms Inc 160 Curtin J&A Trust 58	B	A Vincent Dilinger B & M Joan Etal 80 Doyle Margot A 121 Garwood Robert H 37	One Hope Unite Garwood Frank Garwood Frank Garwood Frank H 80	d 240 Briggs Nancy J 80 User Norcy J 80	Swigert Donald L 80 Garwood Frank,0 4 Trust 80 5 A 5	Garwood Marjorie W 178 Garwood Marjorie W 178 Garwood Charles C and Charles C and a gabia Douglas L 175 G 40 6 bon a gabia	Fleetwood Nancy C 120	al Donald We be Damery say boost 2 D79 Date Brad 40 05	Hentage Lands Lands Gorden Mark T Gorden Stati D Gorden Stati D Gorden Thomas J 120 Gorden Thomas J 120 Austin Daughters Trust 160

#### Location

The Marjorie E. Christison Trust Farm is located 3 miles northeast of Stonington, Illinois, in Christian County. Access is provided by Meridian Avenue which forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.** 

#### ▼ Farm Operator and Lease The Marjorie E. Christison Trust farm is operated by

The Marjorie E. Christison Trust farm is operated by Dale McLaughlin of Blue Mound under the terms of a cash rent lease which expires December 31, 2015. Dale does an excellent job of farming and would like to continue his farming operation for a potential buyer. Corn and soybeans are the primary crops grown.

#### Legal Description

Here is a brief legal description for the Marjorie E. Christison Trust farm:

#### Parcel ID # 16-09-12-400-002-00 (40.00 acres)

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Fourteen North (T14N), Range One West (R1W) of the 3rd Principal Meridian, Stonington Township, Christian County, Illinois (containing 40.00 acres more or less).

#### **FSA Data**

The following information was provided by the Christian County Farm Service Agency *(FSA)* of Taylorville, IL:

	1105
Farm No.	1125
Tillable Acres	38.97
Corn Base Acres	19.50
Direct Payment Corn Yield	123
Counter-cyclical Payment Corn Yield	165
Soybean Base Acres	19.40
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	49

### Aerial Photograph

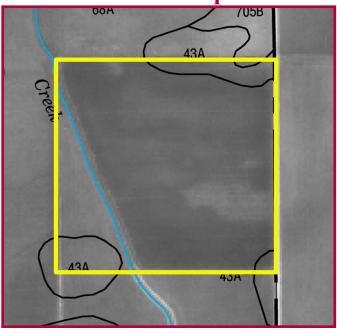


#### **v** Soil Productivity

Soil types and productivity ratings on the Marjorie E. Christison Trust 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>	Farm	<u>Index (811)</u>	<u>Index (1156)</u>
68	Sable silty clay loam	35.00	89.8%	143.0	155.0
43	Ipava solt loam	3.82	9.8%	142.0	160.0
705	Buckhart silt loam	0.15	0.4%	140.6	148.5
	Weighted Averages	38.97	100%	142.9	155.5
	Non-tillable	<u>1.03</u>			
	Total	40.00			

#### ▼ Soil Map



#### Tax Information

The Christian County Treasurer has provided the following real estate tax information on the Marjorie E. Christison Trust farm:

		2013	2013 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	Assessed Value	<u>Payable in 2014</u>	<u>Per Acre</u>
16-09-12-400-002-00	40.00	\$18,494	\$1,337.12	\$33.43

#### **Title Insurance**

The seller shall provide a title insurance policy on the amount of the purchase price for the 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 Marjorie E. Christison 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.

#### **V** 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 is 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 Marjorie E. Christison Trust farm for sale as follows:

40.0 acres (a) \$12,900 per acre for a total of \$516,000

#### 🔻 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 President - Heartland Ag Group Ltd. 1401 Koester Drive, Suite 100 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, Suite 100 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

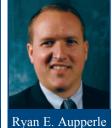
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

#### ▼ 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.



President





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Jeremy L. Crouch *Farm Manager* 

Heartland Ag Group, Ltd. 1401 Koester Drive, Suite 100 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.