

Farmland For Sale

Persche Farm

93.25 Acres Top Quality Farmland

Garrett Township Douglas County, Illinois

The Persche Farm contains 93.25 acres of top quality farmland located northwest of Tuscola in Garrett Township, Douglas County, Illinois. The soils are primarily Flanagan and Drummer-Milford with a productivity index of 130.5. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**

40 80 4497055 180 0 8 80 A 1 8 8 8	Mayer William A & Debra	Philips Sank Dale L & Grust Dale L &	Presby Church F40 L40 Phillips Bundy Church Robert L & Mery P D 40 Tr 80	Bartholow Sherry S 160	Clapper James & Donna M 570 48 90 14 14 14 14 14 14 14 14 14 14 14 14 14	A Trust 58
Sohrt Phillip & Sumeier Glen 57 Be 50 8 7 Trust 80 Sara 80 Staneier S & Moore Glen B 11 10 10 10 10 10 10 10 10 10 10 10 10 10 1	Owen Marie CE Tr 196	LP 40 Delores E 40	Oconnell John P & Shirley L 55 A Stumeler Farms Inc 40 Ciliford E & Lavonne M Cates Tr 40	Stalker Christina E 80 Sylvester Delores E 80	Jones Jane M Trust 322	Lottman Ernest & Green Susan 137 +
Henningsen Robert L 104 Jennie M 80 Williams Stumeier Alexander Fryllis A 77-40 Joyce E 80 Joyce E	Personal E S Dorothy S O O O O O O O O O O O O O O O O O O	Rairden Charles A LE 100 A Duane	Brian John Lottie 80 Stalker Christina E 100	Bundy John Hixon Pauline Trust 83 Bundy Anne A L 40	Stanhope B Trust 261 Foste Helen 151	er M
Umaies Vestin Voorhees Vo	A LEE Kathleen 37 62	Pilum Wibur Rairden Charles LE 10 Brian Br	Rahn Wendell F & Carole J Trust 266	Bundy John L State Bundy John L	▶ / # ₋ [™] ₽ [Foster, Helen M 56
Family Trust 30 Tgs Baird Janna L Trust 77 Family LLC Plnsp 60 Judith B 80 Tgs Wiesener Judith B	Esatin Est & Brian Duane & Lottie 150	Brian Duane & Lottle 80 Maqueen Harold & Magner 1250 May 17.80	Pag Land Pflum Wilbur = £ 49	Townsend Wiesener Darlene LE 157	228 Byers Green Susan 40 US	Bank & Tr 207 61
Jam Next Generation LLC 203 Baird Farm's Inc 160 Trust 95 See See See See See See See See See Se	Benner D SW S SO Lottle 4 G Ruth P C SW S SO C C SW S SO C 4		Pilum Blanche K 40 Byers Dolores D'Orazio Renee Tir 30	Townsend Farms 40 Wetzell Pulm Wilbur E & Blanche LE 120	Drummond Bernita T S S S S S S S S S S S S S S S S S S S	
Voss Family Plnsp 236 Kresin Robert 78 Kresin Robert 78 Kresin Family Trust 156	Howe Rose Fred & Wesch Robert J Carolyn A & Connie	Carolyn 72	Corley OF COUNTY SEL COSE SEL OF COUNTY SEL COSE SEL COSE SEL COSE SEL OF COUNTY SEL COSE SEL COSE SEL COSE SEL COSE SEL OF COSE SEL COSE SEL COSE SEL COSE SEL COSE SEL OF COSE SEL C	Anderson E. 9. 1 europe 19. Obermagel Obermagel George W III & Hellen 156	Family LP 211 5 Page 11	irms 16
Wiesener Darlene B 79 B Reeder Jackie R LE 500 271	Bames Hook Transling J Transli	Hoel Transthy J Antile Shawn 134 Sha	Ford Twylla M Tr 200 Riddle Dorothy J-120	Global Ag Prop E LLC 198	Hackett Fams Fams Fams Fams Fams Fams Fams Fams	onder lan A Trust 93
Mutch Juanita R C Juanita R S A Juanita R S	Benner W 70 LE 40	Equistar Chemicals	Thompson Irvin E 115 Glenna J Trust 138	Pearle's Fields LLC Etal 160 J Trust 280	Breen Breen Weyln St. Charlet	Coodard Devt Corp 46
Second S	N B P P P	Wesch Malk A & Connie Li 80 Equistar Chemicals LP 382	Pflum Rahn Foster Betty L K Est 8 Zay Ti 151 58 Etal 98	U Foster Benjamin & Zay Tr n Etal 39	TUSCOLA Fields 1	LLC I
Reprinted with permission of Rockford Map Inc.						

▼ Location

The Persche Farm is located 4 miles northwest of Tuscola. Public access to the property is provided by township road 1350 N which forms the south boundary. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Parcel ID #05-01-11-400-003 (53.25 acres) Parcel ID #05-01-12-300-002 (40.00 acres)

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and the South 13.25 acres of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) in Section Eleven (11); and, The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Sixteen North (T16N), Range Seven East (R7E) of the Third Principal Meridian (3rd PM), in Garrett Township, Douglas County, Illinois.

▼ Farm Operator and Lease

The Persche Farm is operated under the terms of a crop share lease by Doug Williams. Corn and soybeans are the primary crops grown in the area. Doug does an excellent job and would like to continue his farming operations for the new owners.

▼ Aerial Photograph



Aerial photographs were provided by the AgriData. Inc.

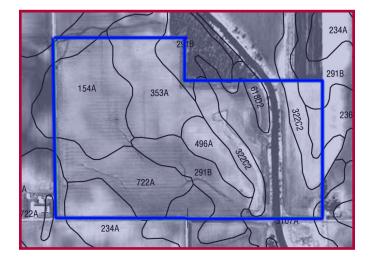
▼ Tax Information

The Douglas County Treasurer has provided the following real estate tax information on the Persche Farm:

		2018	2018 Taxes	Rate
<u>Parcel ID#</u>	<u>Acres</u>	Assessed Value	Payable in 2019	Per Acre
05-01-11-400-003	53.25	\$23,955	\$1,874.44	\$35.20
05-01-12-300-002	40.00	\$11,409	\$912.02	\$22.80
	93.25	\$35,364	\$2,786.46	\$29.88

▼ Soil Productivity

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



			% of	Productivity	Productivity
Soil #	Soil Type	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
154	Flanagan silt loam	18.51	21.2%	144.0	160.0
722	Drummer silty clay loam	14.25	16.3%	137.0	150.0
353	Toronto silt loam	12.48	14.3%	128.0	135.0
291	Xenia silt loam	11.54	13.2%	118.0	125.0
107	Sawmill silt clay loam	10.73	12.3%	137.6	138.6
322	Russell silt loam	6.76	7.7%	107.9	117.5
496	Fincastle silt loam	5.25	6.0%	121.0	130.0
234	Sunbury silt loam	5.15	5.9%	131.0	140.0
236	Sabina silt loam	2.25	2.6%	122.0	130.0
618	Dana silt loam	0.58	0.5%	95.2	108.0
	Weighted Averages	87.50	100%	130.5	140.5
	Non-tillable	<u>5.75</u>			
	Total	93.25			

▼ FSA Data

The following information was provided by the Douglas County Farm Service Agency (FSA) office Tuscola, Illinois:

Farm No.:	5003
Total Acres	187.07
Tillable Acres	183.01
Corn Base Acres	85.00
PLC Corn Yield	159
Soybean Base Acres	84.90
PLC Soybean Yield	49

Note - Copies of the FSA 156EZ, aerial photograph and CRP contract are available upon request.

▼ 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 Persche 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 Persche Farm for sale as follows:

93.25 acres @ \$9,800 per acre = \$913,850 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 Heartland Ag Group Ltd. 1401 Koester Drive Forsyth, IL 62535 Office: (217) 876-7700 Fax: (217) 876-7724

E-mail: ryan@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



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.