



Heartland Ag  
Group Ltd.

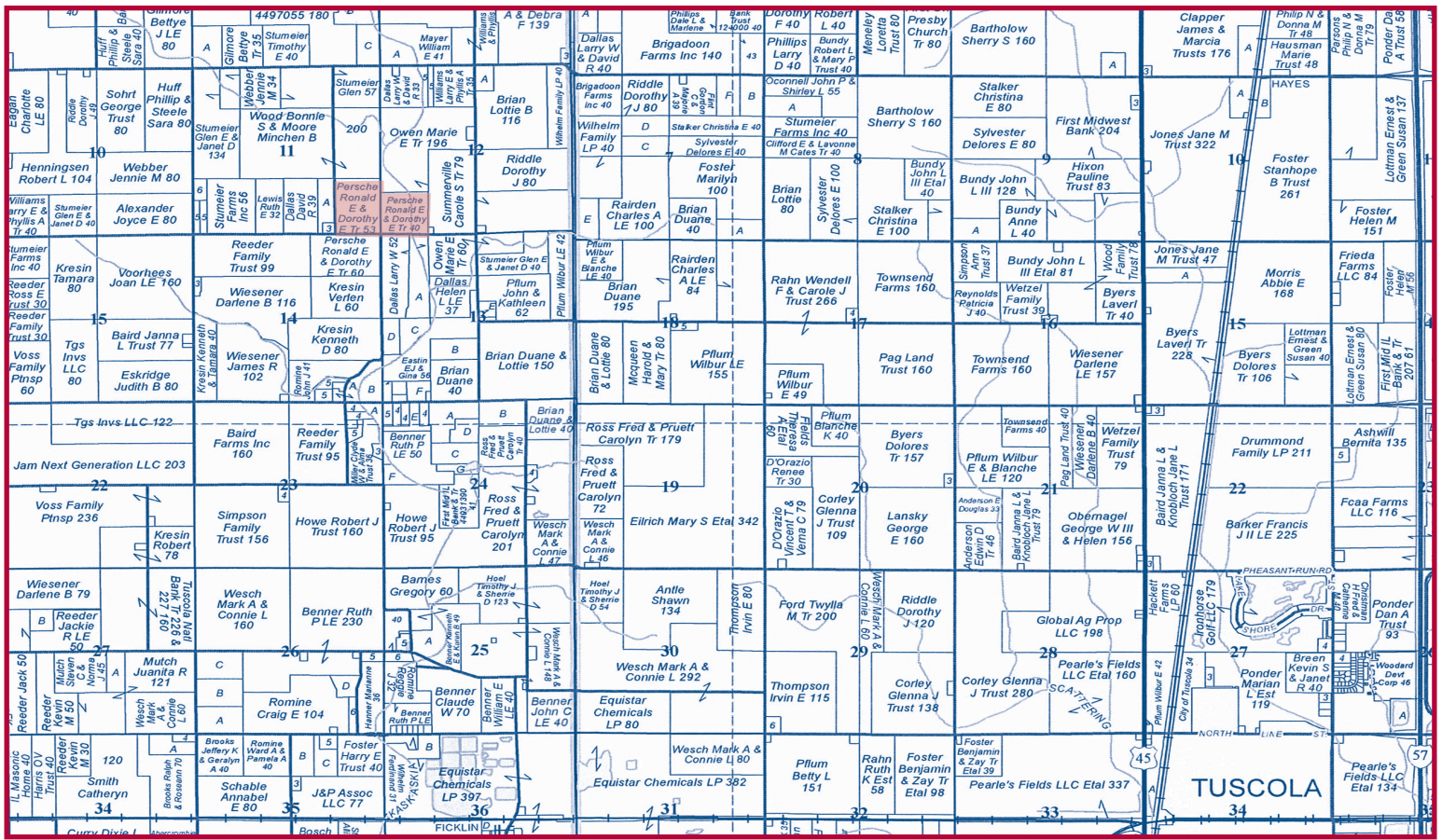
# Farmland For Sale

## 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.**

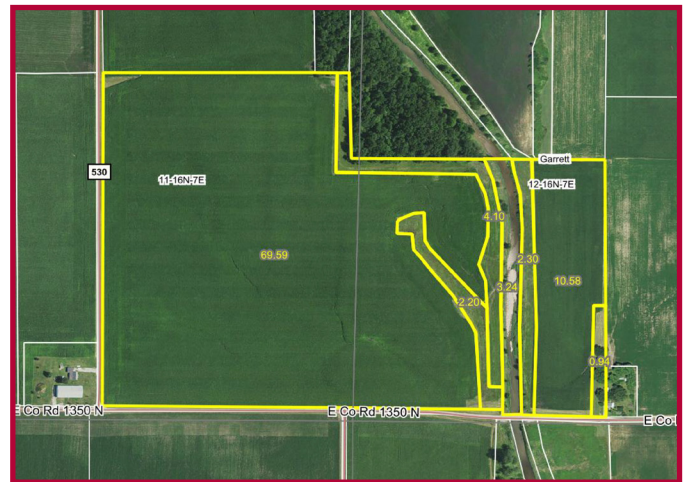


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### ▼ Location

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.**

### ▼ Aerial Photograph



Aerial photographs were provided by the AgriData, Inc.

### ▼ 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.

### ▼ Tax Information

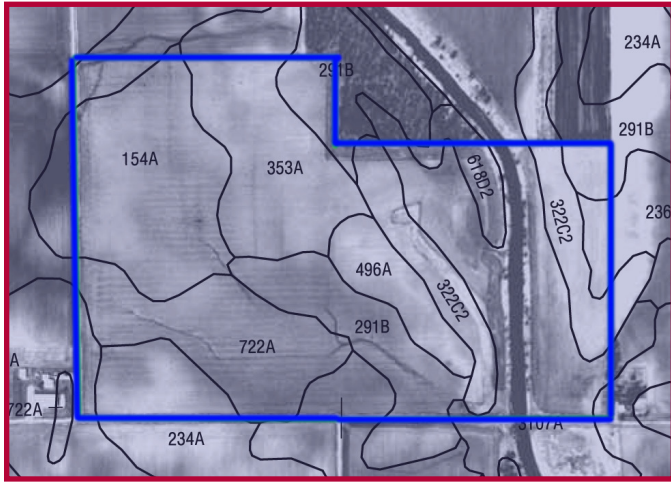
The Douglas County Treasurer has provided the following real estate tax information on the Persche Farm:

		2018	2018 Taxes	Rate
Parcel ID #	Acres	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:



Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
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
<b>Weighted Averages</b>		<b>87.50</b>	<b>100%</b>	<b>130.5</b>	<b>140.5</b>
Non-tillable		5.75			
<b>Total</b>		<b>93.25</b>			

## ▼ 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](mailto:ryan@heartlandaggroup.com)  
 Web: [www.heartlandaggroup.com](http://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.

### ▼ 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*. -