



Heartland Ag  
Group Ltd.

# Farmland For Sale

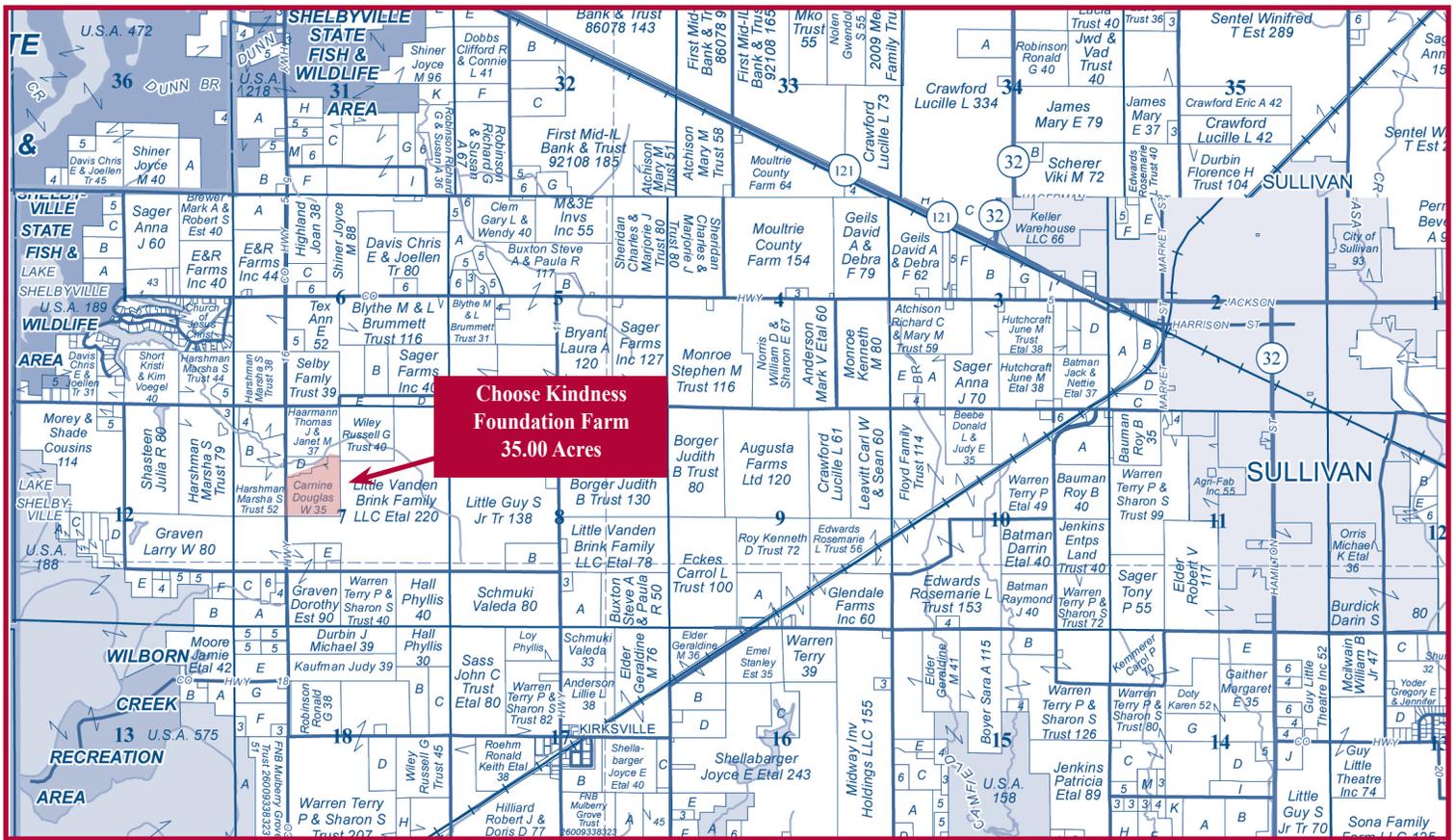


## Choose Kindness Foundation Farm

**35.00 Acres**  
**Top Quality Farmland**

**Sullivan Township, Moultrie County**

The Choose Kindness Foundation Farm is located 4 miles west of Sullivan, Illinois. Access to the farm is provided by a county highway which forms the west boundary. The soils include Xenia and Drummer-Milford with a productivity index of 121.8. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Choose Kindness Foundation farmland is located 4 miles west of Sullivan, Illinois. Access to the farm is provided by a county highway which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description of the Choose Kindness Foundation farmland. A detailed legal description is in the title insurance policy.

**Parcel ID #08-08-07-000-104 (35.00 acres)**

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 13 North, Range 5 East of the Third Principal Meridian, Moultrie County, Illinois.

## ▼ Farm Operator and Lease

The Choose Kindness Foundation farm is being operated under the terms of a variable cash rent lease by Mike Durbin. The primary crops grown in the area are corn and soybeans. Mike does an excellent job and would like to continue his farming operation for the new owners.

## ▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the Choose Kindness Foundation farmland:

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable in 2022	Rate Per Acre
08-08-07-000-104	35.00	\$12,087	\$869.34	\$24.84

## ▼ FSA Data

The following information has been provided by the Moultrie County Farm Service Agency (FSA) office in Sullivan, Illinois:

Farm No:	784
Tract No:	712
Cropland Acres	34.77
Corn Base Acres	16.6
PLC Corn Yield	150
Soybean Base Acres	16.5
PLC Soybean Yield	36

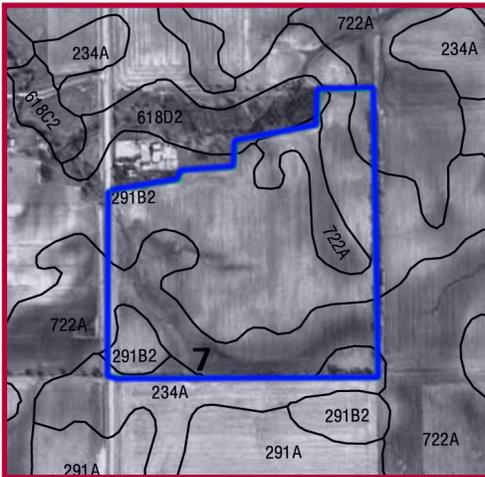
*Note - The Moultrie County FSA office has verified there is no highly erodible designations on this field. The wetland determination is incomplete.*

## ▼ Aerial Photograph



Aerial photograph was provided by the Moultrie County FSA

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Choose Kindness Foundation 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)
291	Xenia silt loam	20.61	59.3%	112.1	120.0
722	Drummer-Milford silt loam	12.67	36.4%	137.0	150.0
234	Sunbury silt loam	1.27	3.7%	131.0	140.0
618	Senachwine silt loam	0.22	0.6%	95.2	108.0
<b>Weighted Averages</b>		<b>34.77</b>	<b>100%</b>	<b>121.8</b>	<b>131.6</b>
Non-tillable		0.23			
<b>Total</b>		<b>35.00</b>			

## ▼ 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 Choose Kindness Foundation farmland. 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.

## ▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Choose Kindness Foundation farmland for sale as follows:

**35.00 acres @ \$11,750 per acre = \$411,250 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  
**President - Heartland Ag Group Ltd.**  
 1401 Koester Drive  
 Forsyth, IL 62535  
 Office: (217) 876-7700  
 Fax: (217) 876-7724  
 E-mail: [dale@heartlandaggroup.com](mailto:dale@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*



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

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