



# Farmland For Sale



**This is a photograph of Tract #1 facing west.**

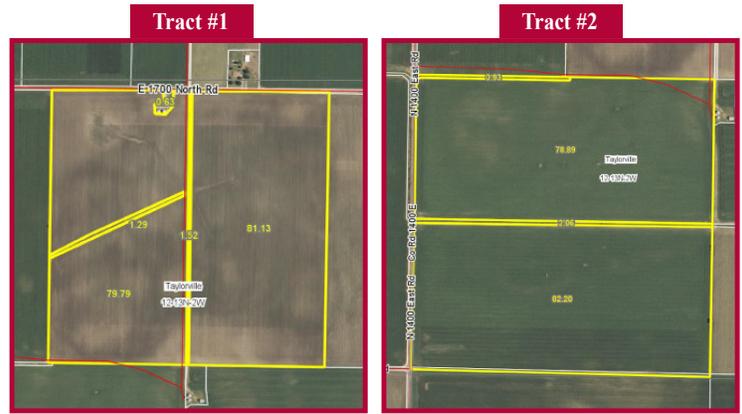
## Christian County Generation LLC Farms

**Tract #1 – 164.36 Acres – Prime Farmland**  
**Tract #2 – 164.08 Acres – Prime Farmland**

**Taylorville Township**  
**Christian County, Illinois**

The Christian County Generation LLC Farmland is located two miles northeast of Taylorville, Illinois. Access is provided by township roads. The soils are primarily Sable, Ipava and Buckhart with a productivity index of 142.6. Details on the farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

## ▼ Soil Productivity

Soil types and productivity ratings on the Christian County Generation LLC farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

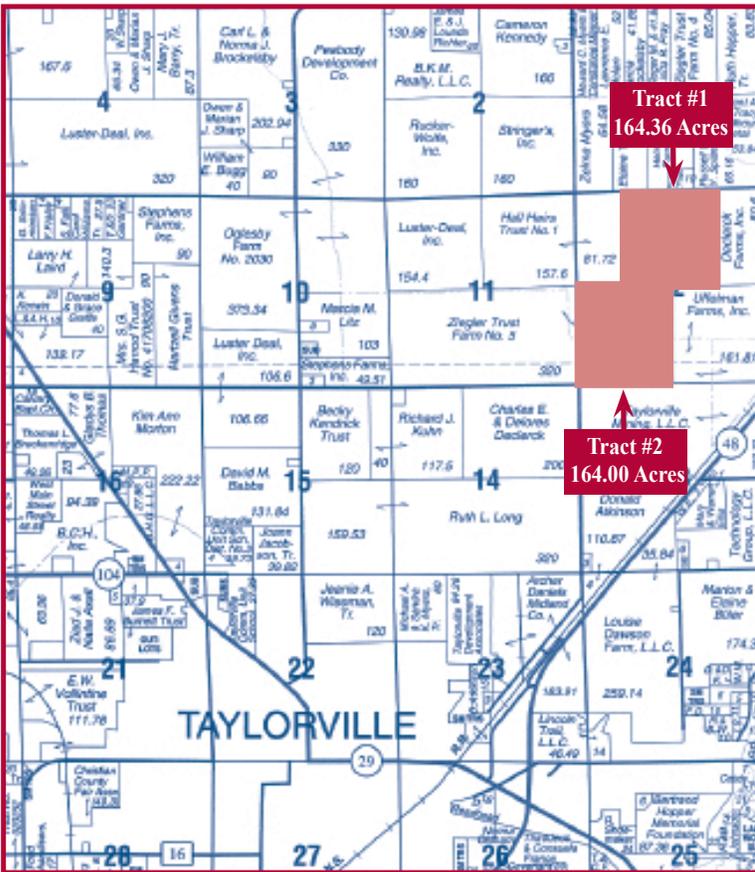
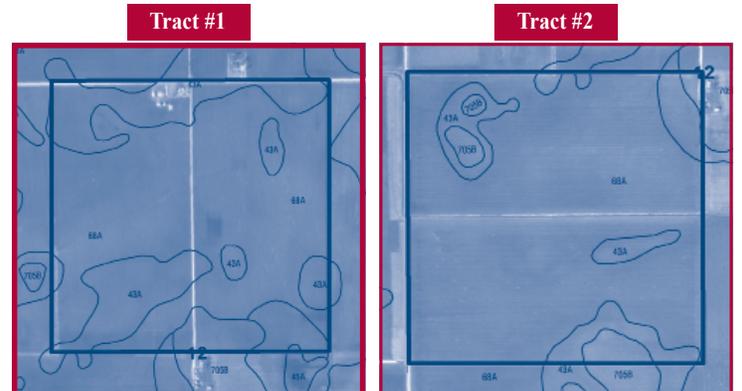
### Tract #1

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	106.14	66.0%	143.0	155.0
43	Ipava silt loam	47.54	29.5%	142.0	160.0
705	Buckhart silt loam	6.60	4.1%	142.0	150.0
244	Hartsburg silty clay loam	0.44	0.3%	134.0	140.0
45	Denny silt loam	0.20	0.1%	118.0	110.0
<b>Weighted Averages</b>		<b>160.92</b>	<b>100%</b>	<b>142.6</b>	<b>156.2</b>
Non-tillable		3.44			
<b>Total</b>		<b>164.36</b>			

### Tract #2

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	133.55	82.9%	143.0	155.0
43	Ipava silt loam	20.67	12.8%	142.0	160.0
705	Buckhart silt loam	6.87	4.3%	142.0	150.0
<b>Weighted Averages</b>		<b>161.09</b>	<b>100%</b>	<b>142.8</b>	<b>155.4</b>
Non-tillable		2.99			
<b>Total</b>		<b>164.08</b>			

## ▼ Soil Map



Reprinted with permission of Rockford Map Inc.

## ▼ Location

The Christian County Generation LLC farmland is located two miles northeast of Taylorville, Illinois. Access is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Christian County Generation LLC farmland:

### Tract #1

**Parcel ID #: 17-13-12-200-001-00 (82.38 acres)**  
**17-13-12-100-002-00 (81.98 acres)**

The East Half (E½) of the Northwest Quarter (NW¼) and the West Half (W½) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Thirteen North (T13N), Range Two West (R2W) of the Third Principal Meridian, Christian County, Illinois.

### Tract #2

**Parcel ID #: 17-13-12-300-001-00 (164.08 acres)**

The Southwest Quarter (SW¼) of Section Twelve (12), Township Thirteen North (T13N), Range Two West (R2W) of the Third Principal Meridian, Christian County, Illinois.

## ▼ Farm Operator and Lease

The Christian County Generation LLC farmland is being operated under a cash rent lease for year 2014 by Ronnie Sloan on Tract #1 and Mike and Kevin Bliler on Tract #2. The 2014 rent has been paid to the landowner. The primary crops grown in the area are corn and soybeans. Ronnie Sloan and Mike and Kevin Bliler do an excellent job and would like to continue their farming operation for the new owners.

## ▼ FSA Data

The following information was provided by the Christian County Farm Service Agency (FSA) office in Taylorville, Illinois:

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No:	6263	6264
Tillable Acres	160.5	159.5
Corn Base Acres	79.3	79.2
Direct Payment Corn Yield	152	152
Counter-cyclical Payment Corn Yield	176	163
Soybean Base Acres	79.2	79.2
Direct Payment Soybean Yield	44	41
Counter-cyclical Payment Soybean Yield	52	49

*Note – The Christian County FSA office has verified this farmland is enrolled in the USDA Government Program for 2014. There are no wetlands or highly erodible soils identified on this property. The wetland determination is incomplete.*

## ▼ Grain Storage Bins



Tract #1 is improved with two grain bins - a 36 ft. storage bin with aeration and a 30 ft. drying bin with a heater and stirator. Both bins are in working condition.

## ▼ Tax Information

The Christian County Treasurer has provided the following real estate tax information on the Christian County Generation LLC farmland:

### Tract #1

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
17-13-12-200-001-00	82.38	\$39,310	\$3,004.72	\$36.47
17-13-12-100-002-00	81.98	\$42,547	\$3,248.52	\$39.63
	164.36	\$81,857	\$6,253.24	\$38.05

### Tract #2

<u>Parcel ID #</u>	<u>Acres</u>	<u>2013 Assessed Value</u>	<u>2013 Taxes Payable in 2014</u>	<u>Rate Per Acre</u>
17-13-12-300-001-00	164.08	\$77,214	\$5,902.90	\$35.99

## ▼ 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 Christian County Generation LLC 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.

The Christian County Generation LLC is represented by Attorney Steve Bochenek whose contact information is as follows:

Steve Bochenek  
Sorling Northrup  
1 North Old State Capitol Plaza  
Springfield, IL 62705  
Phone: (217) 544-1144  
Fax: (217) 522-3173

## ▼ 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 Christian County Generation LLC farmland for sale as follows:

Tract #1 - 164.36 acres @ \$14,500 per acre = \$2,383,220 in total  
Tract #2 - 164.08 acres @ \$14,500 per acre = \$2,379,160 in total  
**328.44 acres @ \$14,500 average = \$4,762,380 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  
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.

### ▼ 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  
*Farm Manager*



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