



Heartland Ag  
Group Ltd.

# Farmland For Sale



## Clark Family Farm

**206.00 Acres of Farmland**

**Mt. Auburn and Lanesville Townships  
Christian and Sangamon County, Illinois**

The Clark Family Farm is located west of Mt. Auburn, IL. Access is provided by North 1240 East Road. The soils include Kendall, Sawmill and Tice with a productivity index of 133.7. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

## ▼ Tax Information

The Christian and Sangamon County Treasurer has provided the following real estate tax information on the Clark Family farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2024 Assessed Value</u>	<u>2024 Taxes Payable in 2025</u>	<u>Rate Per Acre</u>
10-04-03-100-001-00	9.36	\$5,718	\$341.98	\$36.54
10-04-03-300-002-00	100.00	\$57,035	\$3,435.76	\$34.36
10-04-03-400-002-00	40.00	\$24,546	\$1,467.98	\$36.70
10-04-10-200-001-00	26.00	\$15,337	\$917.24	\$35.28
25-03.0-100-009	30.64	\$7,856	\$485.86	\$15.86
	206.00	\$110,492	\$6,648.82	\$32.28

## ▼ FSA Data

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

Farm No:	2236
Tract No:	578
Total Acres	196.86
Tillable Acres	183.64
Corn Base Acres	91.80
PLC Corn Yield	139
Soybean Base Acres	91.70
PLC Soybean Yield	44

## ▼ Location

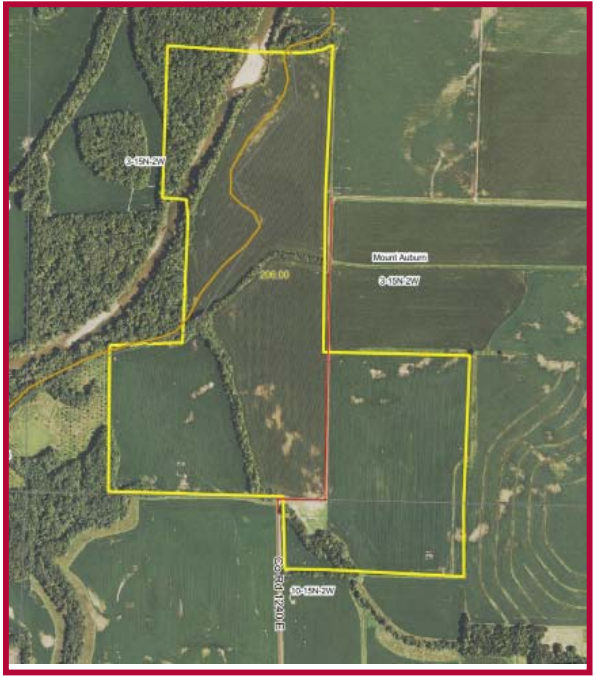
The Clark Family Farm is located west of Mt. Auburn, IL. Access to the farm is provided from the south by North 1240 East Road. You can also access the farm from the east using East 2950 North Road. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

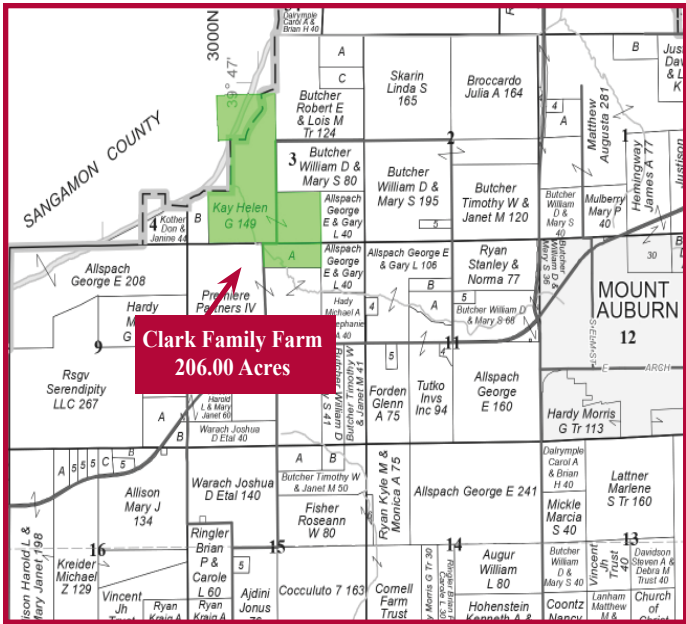
Below is a brief legal description of the Clark Family Farm:

The East Half (E 1/2) of Lot 1 in the Northwest Quarter (NW 1/4) lying east of the old Sangamon River, and the East Half (E 1/2) of the Southwest Quarter (SW 1/4) and the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) all in Section Three (3), and the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and the East 400 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) in Section 10, all in Township 15 North, Range 2 West of the Third Principal Meridian, Christian County, Illinois. And, the Southeast Quarter (SE 1/4) of Lot 2 in the Northwest Quarter (NW 1/4) of Section 3, Township 15 North, Range 2 West of the Third Principal Meridian, Sangamon County, Illinois.

## ▼ Aerial Photograph



Aerial photograph were provided by Agri Data.

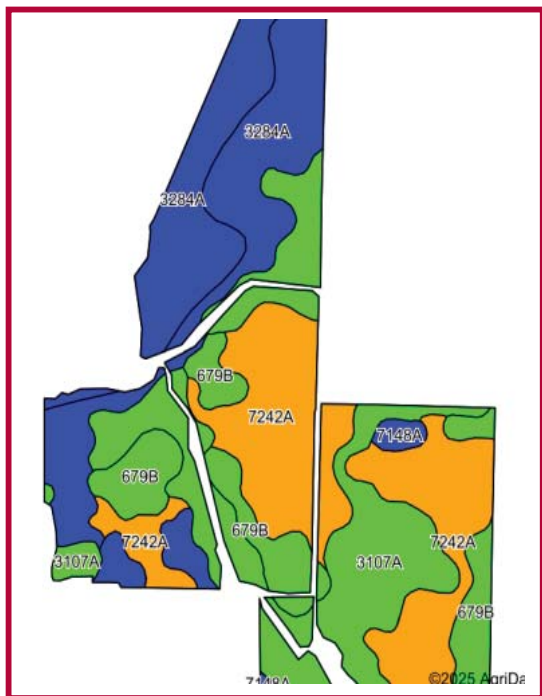


Reprinted with permission of Rockford Map Inc.

## ▼ Farm Operator and Lease

The Clark Family Farm has been operated by Daniel and Nathan Simmons. Corn and soybeans are the primary crops grown on this farm and in the area. Daniel and Nathan do an excellent job of farming and would like to continue their farming operation in the future.

## ▼ Soil Map



## ▼ Soil Productivity

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

Soil #	Soil Type	% of Productivity		Index (811)
		Acres	Farm	
242	Kendall silt loam	52.77	28.5%	125.0
107	Sawmill silty clay loam	49.26	26.6%	139.0
284	Tice silty clay loam	30.12	16.3%	134.0
679	Blackberry silt loam	23.88	12.9%	141.0
284	Tice silty clay loam	22.34	12.1%	134.0
148	Proctor silt loam	6.72	3.6%	135.0
<b>Weighted Averages</b>		<b>185.09</b>	<b>100%</b>	<b>133.7</b>
Non-tillable		20.91		
<b>Total</b>		<b>206.00</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 Clark Family 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 is 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 Clark Family Farm for sale as follows:

**206.00 acres @ \$11,000 per acre = \$2,266,000 in total**

## ▼ 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**  
**Managing Broker**

Office: (217) 876-7700

E-mail: [ryan@heartlandaggroup.com](mailto:ryan@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

**Dale E. Aupperle, AFM, ARA**  
**Designated Managing Broker**

Office: (217) 876-7700

E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)





Heartland Ag Group Ltd.  
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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

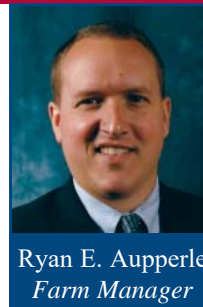
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

### ▼ 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*. -