



Heartland Ag
Group Ltd.

Farmland For Sale

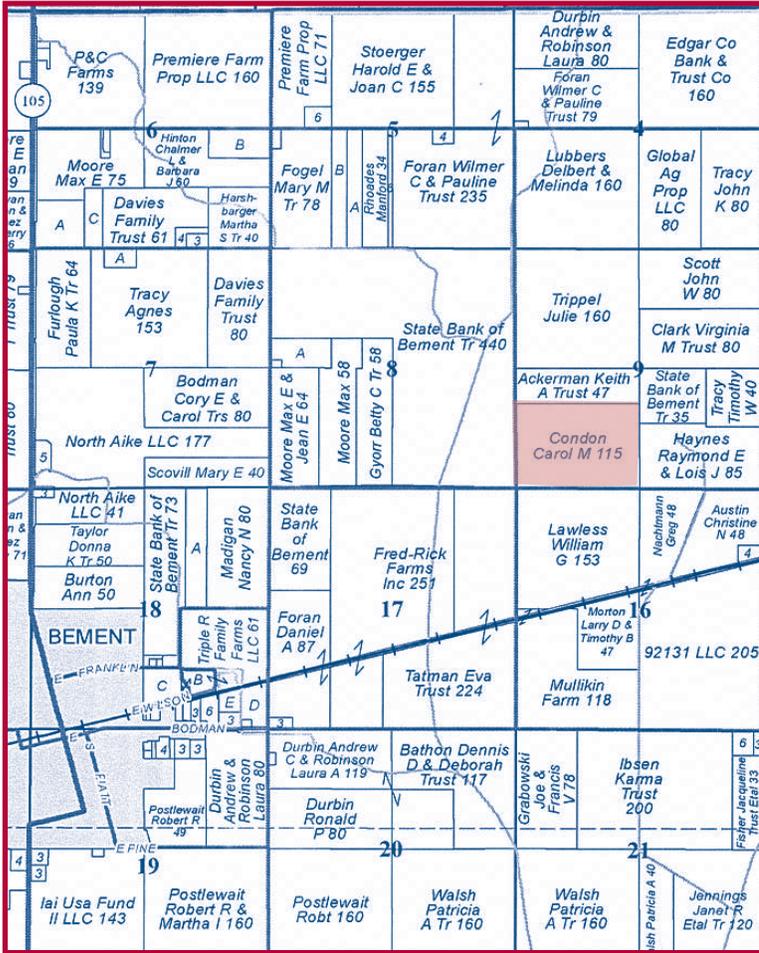


Condon Farm

115.00 Acres - Prime Farmland

**Bement Township
Piatt County, Illinois**

The Condon farmland is located 1 mile northeast of Bement, Illinois. The soils are primarily Drummer, Flanagan, and Pella with a productivity index of 138.3. 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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▼ Farm Buildings

This tract of land has a corn crib in the southeast corner of the farm.



▼ Farm Operator and Lease

The Condon farm is operated under the terms of a crop share lease by John Clark. The primary crops grown in the area are corn and soybeans. John does an excellent job and would like to continue his farming operation for the new owners.

▼ FSA Data

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

Farm No.:	5175
Tract No.:	4691
Total Acres	111.85
Tillable Acres	111.11
Corn Base Acres	83.32
PLC Corn Yield	180
Soybean Base Acres	27.78
PLC Soybean Yield	56

Note - The Piatt County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the Condon farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2018 Assessed Value</u>	<u>2018 Taxes Payable in 2019</u>	<u>Rate Per Acre</u>
01-09-17-006-004-00	115.00	\$69,335	\$5,953.52	\$51.77

▼ Location

The Condon farmland is located 1 mile northeast of Bement, Illinois. Excellent access to the farm is provided by township roads which form the south and west boundaries. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Condon farmland.

Parcel ID #01-09-17-006-004-00 (115.00 acres)

The South 115.00 acres of the Southwest Quarter (SW 1/4) of Section Nine (9), Township Seventeen North (T17N), Range Six East (R6E) of the Third Principal Meridian (3rd PM). Situated in Bement Township, Piatt County, Illinois.

▼ Aerial Photograph



Aerial photographs were provided by Piatt County FSA

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Condon 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)
722	Drummer-Milford clay loam	62.16	55.9%	137.0	150.0
154	Flanagan silt clay loam	24.79	22.3%	144.0	160.0
153	Pella silty clay loam	22.29	20.1%	136.0	140.0
67	Harpster silty clay loam	1.87	1.7%	133.0	135.0
Weighted Averages		111.11	100%	138.3	150.0
Non-tillable		3.89			
Total		115.00			

▼ 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 Condon 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 sellers are represented by attorney Scott Garwood whose contact information is as follows:

Scott Garwood
Samuels, Miller, et al
225 N. Water St., Suite 301
Decatur, IL 62523

▼ 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 Condon farmland for sale as follows:

115.00 acres @ \$11,250 per acre = \$1,293,750 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 - Broker

Office: (217) 876-7700

E-mail: ryan@heartlandaggroup.com

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA - Managing Broker

Office: (217) 876-7700

E-mail: dale@heartlandaggroup.com

Web: 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*. -