



Heartland Ag
Group Ltd.

Farmland For Sale

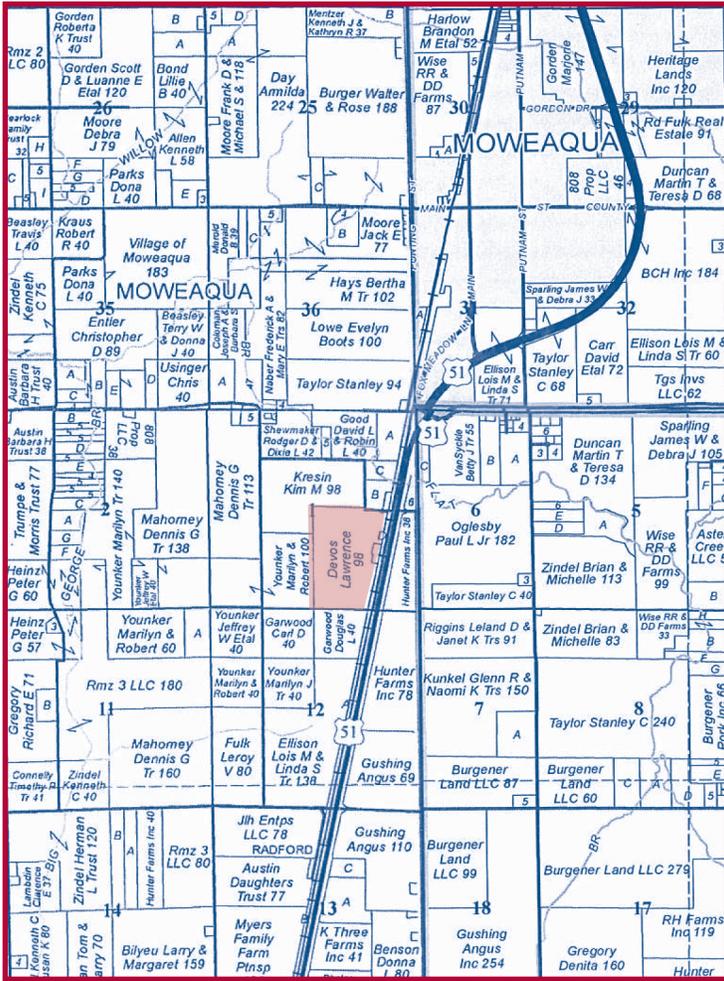


DeVos Farm

101.636 Acres - Prime Farmland

**Prairieton Township
Christian County, Illinois**

The DeVos farmland is located 1 mile south of Moweaqua, Illinois. The soils are primarily Drummer and Elburn with a productivity index of 142.5. 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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▼ Aerial Photograph



Aerial photograph was provided by Christian County FSA

▼ Farm Operator and Lease

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

▼ Location

The DeVos farm is located 1 mile south of Moweaqua, Illinois along U. S. Highway 51. Access to the farm is provided by a township road which forms a portion of the northeast boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the DeVos farm:

The South 2 acres of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and all that part of the Southeast Quarter (SE 1/4) lying west of the right of way of the Illinois Central Railroad, in Section 1, Township 13 North, Range 1 East of the Third Principal Meridian, in Christian County, Illinois, less exceptions.

▼ FSA Data

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

Farm No.:	5301
Tract No.:	1110
Total Acres	104.40
Tillable Acres	100.25
Corn Base Acres	51.9
PLC Corn Yield	150
Soybean Base Acres	48.2
PLC Soybean Yield	53

▼ Tax Information

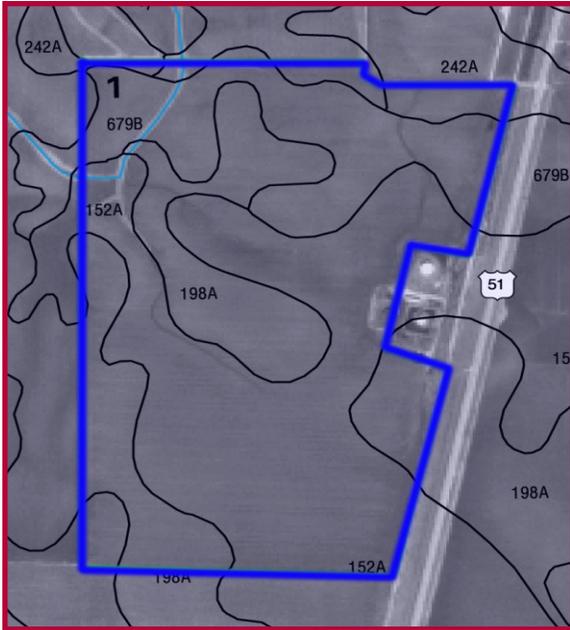
The Christian County Treasurer has provided the following real estate tax information on the DeVos farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2018 Assessed Value</u>	<u>2018 Taxes Payable in 2019</u>	<u>Rate Per Acre</u>
12-15-01-400-001-00	98.07	\$62,146	\$4,724.12	\$48.17

▼ Survey

The DeVos farm has been surveyed by Cox Land Surveying and is available upon request.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the DeVos 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)
152	Drummer silty clay loam	49.02	48.9%	150.0	144.0
198	Elburn silt loam	29.96	29.9%	155.0	143.0
679	Blackberry silt loam	18.65	18.6%	143.6	140.6
242	Kendall silt loam	1.55	1.5%	130.0	125.0
134	Camden silt loam	0.98	1.0%	117.8	118.8
119	Elco silt loam	0.09	0.1%	104.2	108.1
Weighted Averages		100.25	100%	142.5	149.6
Non-tillable		1.386			
Total		101.636			

▼ 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 DeVos 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 DeVos farmland for sale as follows:

101.636 acres @ \$10,950 per acre = \$1,112,914 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*. -