



Heartland Ag  
Group Ltd.

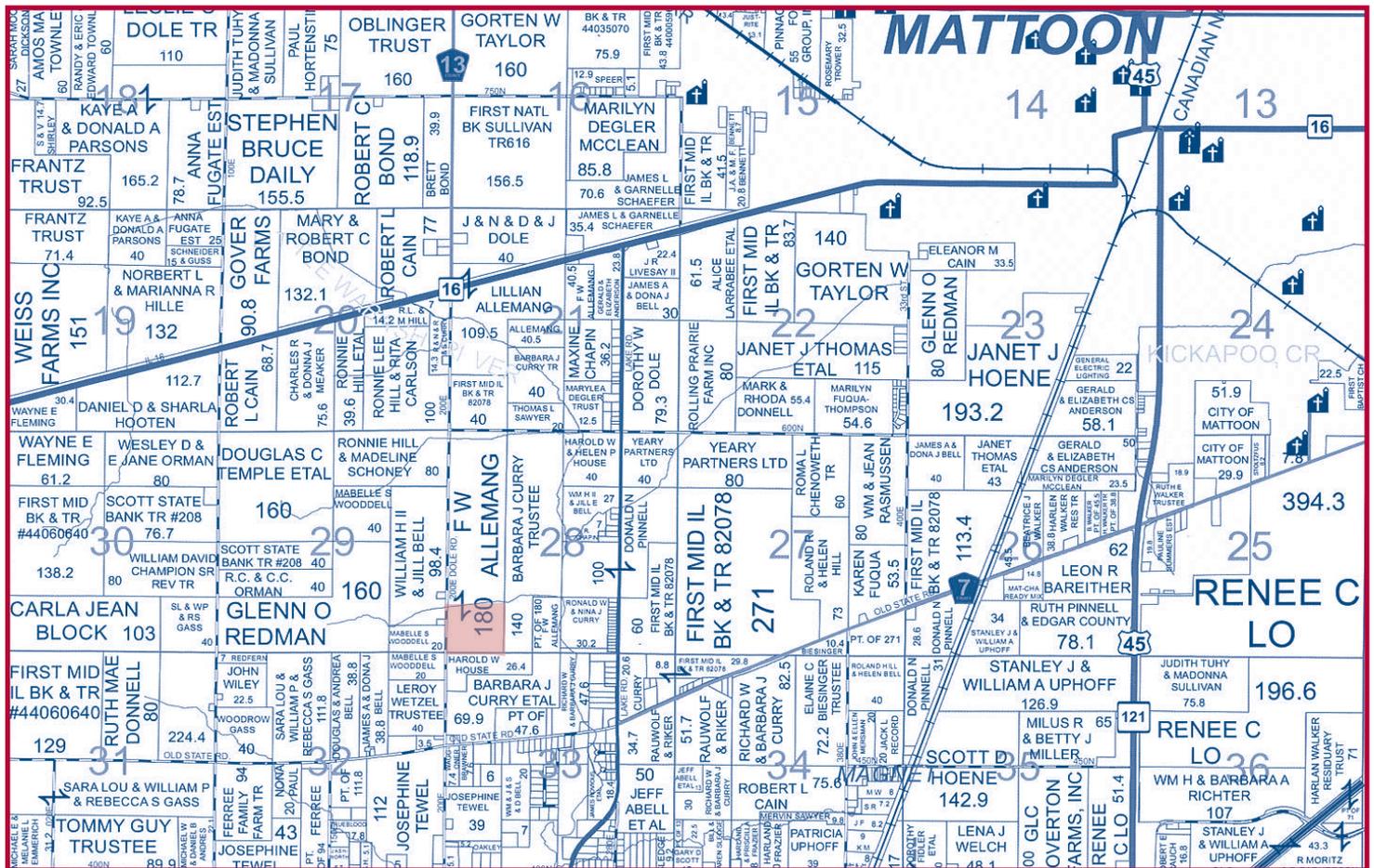
# Farmland For Sale

## F. W. Allemang Trust Farm

**40.00 Acres**  
**Top Quality Farmland**

**Mattoon Township**  
**Coles County, Illinois**

The F. W. Allemang Trust Farm is located 2 miles southwest of Mattoon, Illinois. The soils are primarily Toronto, Wingate, and Drummer with a productivity index of 130.6. 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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### ▼ Location

The F. W. Allemang Trust Farm is located 2 miles southwest of Mattoon, Illinois. Public access to the property is provided by a township road on the west boundary of the farm. **Our Heartland Ag Group Ltd.** signs mark the property.

### ▼ Legal Description

Here is a brief legal description of the F. W. Allemang Trust Farm:

**Parcel No.: Part of 07-1-01064-001**

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Twelve North (T12N), Range Seven East (R7E) of the Third Principal Meridian (3rd PM), Coles County, Illinois (containing 40.00 acres more or less).

### ▼ Farm Operator and Lease

The F. W. Allemang Trust Farm is being operated under the terms of a flexible cash rent lease for year 2019 by Ron Curry and Steve Curry. The primary crops grown in the area are corn and soybeans. Ron and Steve do an excellent job and would like to continue their farming operation for the new owners.

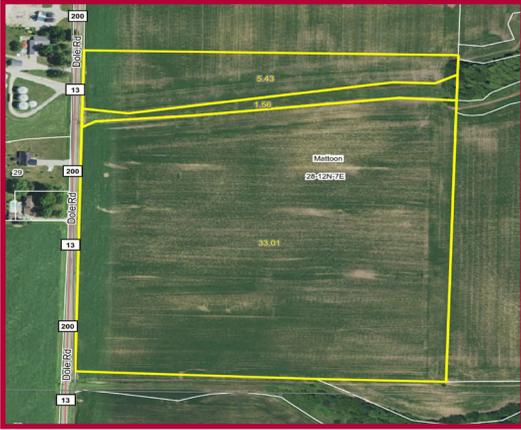
### ▼ FSA Data

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

Farm No:	8203
Tract No.:	318
Total Acres	158.08
Tillable Acres	154.52
Corn Base Acres	99.70
PLC Yield	139
Bean Base Acres	54.30
PLC Yield	53

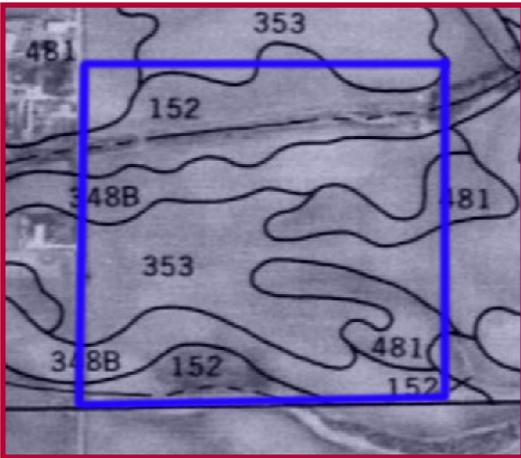
*Note - The Coles County FSA office has verified that there are no highly erodible acreage. Wetland determinations are incomplete.*

## ▼ Aerial Photograph



Aerial photograph was provided by the USDA-FSA

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the F. W. Allemang Trust Farm (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)
353	Toronto silt loam	12.47	32.4%	128.0	135.0
348	Wingate silt loam	10.54	27.4%	119.8	128.7
152	Drummer silty clay loam	9.39	24.4%	144.0	150.0
481	Raub silt loam	6.04	15.8%	134.0	155.0
<b>Weighted Averages</b>		<b>38.44</b>	<b>100%</b>	<b>130.6</b>	<b>140.1</b>
Non-tillable		1.56			
<b>Total</b>		<b>40.00</b>			

## ▼ Tax Information

This 40.00 acre tract is a part of Parcel ID #07-01-01064-001 (which is a 160.00 acre tract). The taxes are approximately \$31.55 per acre. The Coles County Treasurer will split the tax bill after a sale is completed.

## ▼ 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 F. W. Allemang Trust 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 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 F. W. Allemang Trust Farm for sale as follows:

**40.00 acres @ \$9,375 per acre = \$375,000 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

Forsyth, IL 62535

Office: (217) 876-7700

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



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## 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*. -