



Heartland Ag  
Group Ltd.

# Farmland For Sale



## James Rolewicz Farm

**27.91 Acres - Prime Farmland**

*(Ready for Development)*

**Sullivan Township, Moultrie County**

The James Rolewicz Farm is located at the northwest corner of Sullivan, Illinois, in Moultrie County just to the south of State Route 121 and the railroad. Access is provided by Township Road 1350 along the south edge of the farm. The soils include Drummer -Milford and Flanagan with a productivity index of 139.8. This farm is in a prime location for development. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

## ▼ Location

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## ▼ Legal Description

A detailed legal description to this property is available in the title insurance policy we will provide upon request. Here is a brief legal description for the James Rolewicz Farm:

**Parcel #: 08-08-03-000-106 (27.91 acres)**

The west part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) (except 2.34 acres); and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), all in Section Three (3), Township Thirteen North (T13N), Range Five East (R5E) of the Third Principal Meridian, Sullivan Township, Moultrie County, Illinois.

## ▼ Farm Operator and Lease

The James Rolewicz Farm is being operated by Phil Martin under the terms of a 50/50 crop share lease for 2026. Corn and soybeans are the primary crops grown on this farm and in the area. Phil does an excellent job of farming and would like to continue his farming operation for the purchaser.

## ▼ Zoning & Utilities

This property is zoned agricultural by Moultrie County. It is not within the corporate limits of the city of Sullivan. The city water, electricity, and city sewer lines are all in close proximity to the property which will assist future development.

## ▼ FSA Data

The following information was provided by the Moultrie County Farm Service Agency (FSA) office in Sullivan, Illinois.

Farm No:	1066
Tract No:	688
Tillable Acres	24.83
Corn Base Acres	12.50
PLC Corn Yield	195
Soybean Base Acres	12.30
PLC Soybean Yield	61

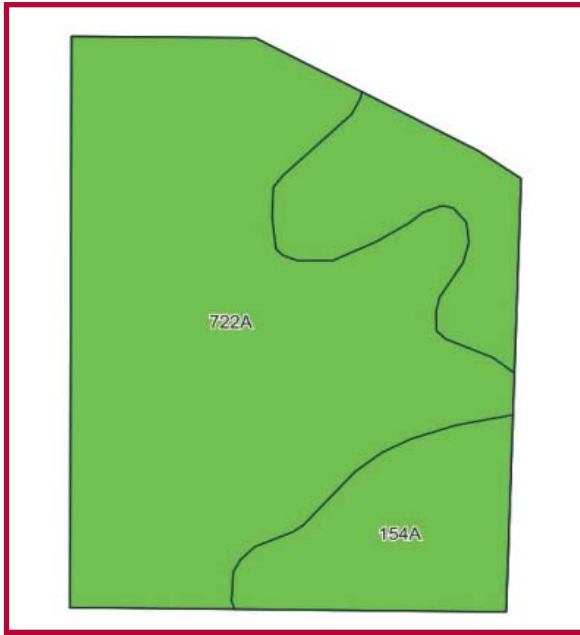
*Note - The Moultrie County FSA office has verified there is no highly erodible designation on this field. The wetland determination is incomplete.*

## ▼ Aerial Photograph



Aerial photograph was provided by Agri Data.

## ▼ Soil Map



## ▼ Soil Productivity

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

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>
722	Drummer-Milford silty clay loam	17.41	70.1%	138.0
154	Flanagan silt loam	7.42	29.9%	144.0
<b>Weighted Averages</b>		<b>24.83</b>	<b>100%</b>	<b>139.8</b>
Non-tillable		3.08		
<b>Total</b>		<b>27.91</b>		

## ▼ Tax Information

The Moultrie County Treasurer has provided the following real estate tax information on the James Rolewicz Farm:

<u>Parcel ID#</u>	<u>Acres</u>	<u>2024 Assessed Value</u>	<u>2024 Taxes Payable in 2025</u>	<u>Rate Per Acre</u>
08-08-03-000-106	27.91	\$19,925	\$1,546.88	\$55.42

## ▼ Title Insurance

The seller shall provide a title insurance policy in 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 James Rolewicz 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.

## ▼ 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.

## ▼ 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 James Rolewicz farmland for sale as follows:

**27.91 acres @ \$19,500 per acre = \$544,245 in total**

## ▼ 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**  
Designated Managing Broker  
**President - Heartland Ag Group Ltd.**  
1401 Koester Drive  
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  
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*. -