



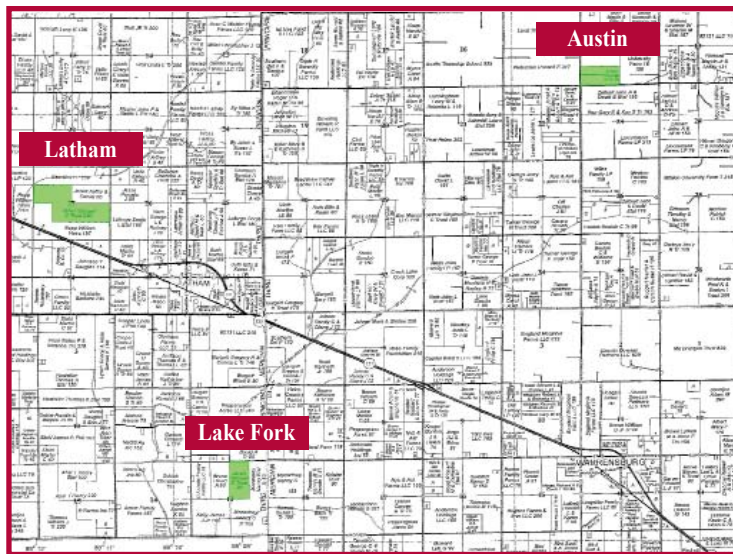
# Farmland For Sale

## Samuel D. Jarvis Family Trust Farms

**360.00 Acres in Three Tracts**

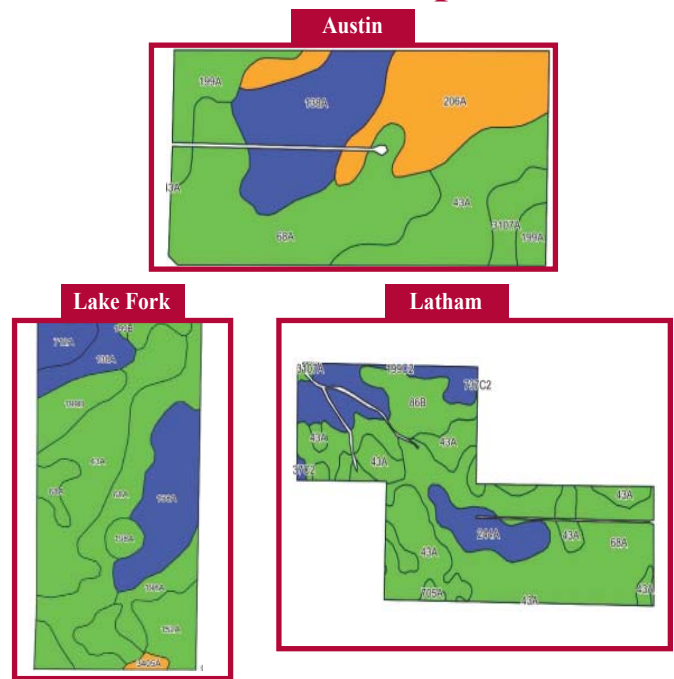
**Austin Township, Macon Co., IL  
Lake Fork & Leanna Townships, Logan Co., IL**

The Samuel D. Jarvis Family Trust Farms are located near Latham, Illinois. These tracts of land have productivity indexes ranging from 136.2 to 140.0! Soils include Sable and Ipava. *Don't miss this investment opportunity!* **Heartland Ag Group Ltd. signs mark the property.**



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## ▼ Soil Maps



## ▼ Legal Description

The following brief legals generally locate the property. A complete legal will be available in the title insurance policy.

**Austin - 80.00 acres** - The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Fourteen (14), Township Eighteen North (T18N), Range One East (R1E) of the 3rd Principal Meridian, Austin Township Macon County, Illinois.

**Lake Fork - 80.00 acres** - The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Seventeen North (T17N), Range One West (R1W) of the 3rd Principal Meridian, Lake Fork Township, Logan County, Illinois.

**Latham - 200.00 acres** - The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the South Half (S 1/2) of the Northwest Quarter (NW 1/4) all in Section Twenty-seven (27), Township Eighteen North (T18N), Range One West (R1W) of the 3rd Principal Meridian, Laenna Township, Logan County, Illinois.

## ▼ Location

The Samuel D. Jarvis Family Trust farms are located in the Warrensburg/Latham, Illinois area. The Austin 80.00 acre tract is approximately 5 miles north of Warrensburg. The Lake Fork 80.00 acre tract is two miles south of Latham. The 200.00 acre tract is located just northwest of Latham. All three tracts have excellent access with township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Farm Operator and Lease

The Samuel D. Jarvis Family Trust farms are operated by Schwarze Enterprises LLC under the terms of a crop share lease for year 2025. Mark, Mike and Colby Schwarze do an excellent job farming and would like to continue the operation. Corn and soybeans are the primary crops grown.

## ▼ Soil Productivity

Soil types and productivity ratings on the Samuel D. Jarvis Family Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

### Austin - 80.00 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
68	Sable silty clay loam	22.36	28.9%	143.0
206	Thorp silt loam	17.89	23.1%	126.0
138	Shiloh silty clay loam	14.83	19.2%	130.0
43	Ipava silt loam	12.14	15.7%	142.0
199	Plano silt loam	6.99	9.0%	142.0
107	Sawmill silty clay loam	3.18	4.1%	139.0
<b>Weighted Averages</b>		<b>77.39</b>	<b>100%</b>	<b>136.2</b>
Non-tillable		2.61		
<b>Total</b>		<b>80.00</b>		

### Lake Fork - 80.00 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
43	Ipava silt loam	20.42	25.4%	142.0
68	Sable silty clay loam	18.12	22.5%	143.0
138	Shiloh silty clay loam	17.01	21.2%	130.0
152	Drummer silty clay loam	8.36	10.4%	144.0
198	Elburn silt loam	6.04	7.5%	143.0
199	Plano silt loam	5.28	6.6%	141.0
712	Spaulding silty clay loam	3.23	4.0%	134.0
199	Plano silt loam	1.23	1.5%	142.0
405	Zook silty clay loam	0.72	0.9%	123.0
<b>Weighted Averages</b>		<b>80.41</b>	<b>100%</b>	<b>139.4</b>
Non-tillable		-0.41		
<b>Total</b>		<b>80.00</b>		

### Latham - 200.00 Acres

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
68	Sable silty clay loam	77.81	40.1%	143.0
43	Ipava silt loam	46.64	24.1%	142.0
86	Oscos silt loam	27.93	14.4%	138.0
199	Plano silt loam	21.83	11.3%	132.0
244	Hartsburg silty clay loam	15.79	8.1%	134.0
705	Buckhart silt loam	2.29	1.2%	142.0
107	Sawmill silty clay loam	0.81	0.4%	139.0
737	Tama silt loam	0.74	0.4%	129.0
<b>Weighted Averages</b>		<b>193.84</b>	<b>100%</b>	<b>140.0</b>
Non-tillable		6.16		
<b>Total</b>		<b>200.00</b>		

## ▼ Aerial Photographs

Austin



Lake Fork



Latham



## ▼ Tax Information

The Macon and Logan County Treasurers have provided the following real estate tax information on the Samuel D. Jarvis Family Trust farmland:

<u>Austin</u>		<u>2023</u>	<u>2023 Taxes</u>	<u>Rate</u>
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2024</u>	<u>Per Acre</u>
01-01-14-300-004	78.17	\$48,850	\$3,433.34	\$43.92

<u>Lake Fork</u>		<u>2023</u>	<u>2023 Taxes</u>	<u>Rate</u>
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2024</u>	<u>Per Acre</u>
01-013-002-00	80.00	\$57,670	\$4,180.56	\$52.26

<u>Latham</u>		<u>2023</u>	<u>2023 Taxes</u>	<u>Rate</u>
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2024</u>	<u>Per Acre</u>
02-027-005-00	120.00	\$83,800	\$6,201.58	\$51.68
02-027-007-00	80.00	\$59,680	\$4,295.42	\$53.69
<b>Total</b>	<b>200.00</b>	<b>\$143,480</b>	<b>\$10,497.00</b>	<b>\$52.49</b>

## ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Samuel D. Jarvis Family Trust 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 buyers or prospective buyers.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Samuel D. Jarvis Family Trust farmland for sale as follows:

**360.00 acres @ \$17,500 per acre = \$6,300,000 in total**

## ▼ 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.

## ▼ Wind Development

The Austin 80.00 acres is in the RWE wind project and the Latham 200.00 acres is enrolled in the Invenergy wind project. Contact us for additional details.

## ▼ 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**

**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.  
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

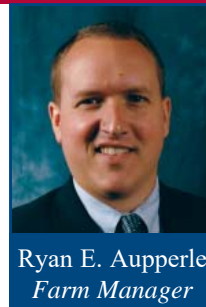
Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

### ▼ 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*



Heartland Ag Group, Ltd.  
1401 Koester Drive  
Forsyth, IL 62535  
Office: 217-876-7700  
Fax: 217-876-7724  
E-mail: [corp@heartlandaggroup.com](mailto:corp@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

- Call today for a copy of Heartland Ag Group's real estate newsletter the **Farmland Barometer**. -