



Heartland Ag  
Group Ltd.

# Farmland For Sale



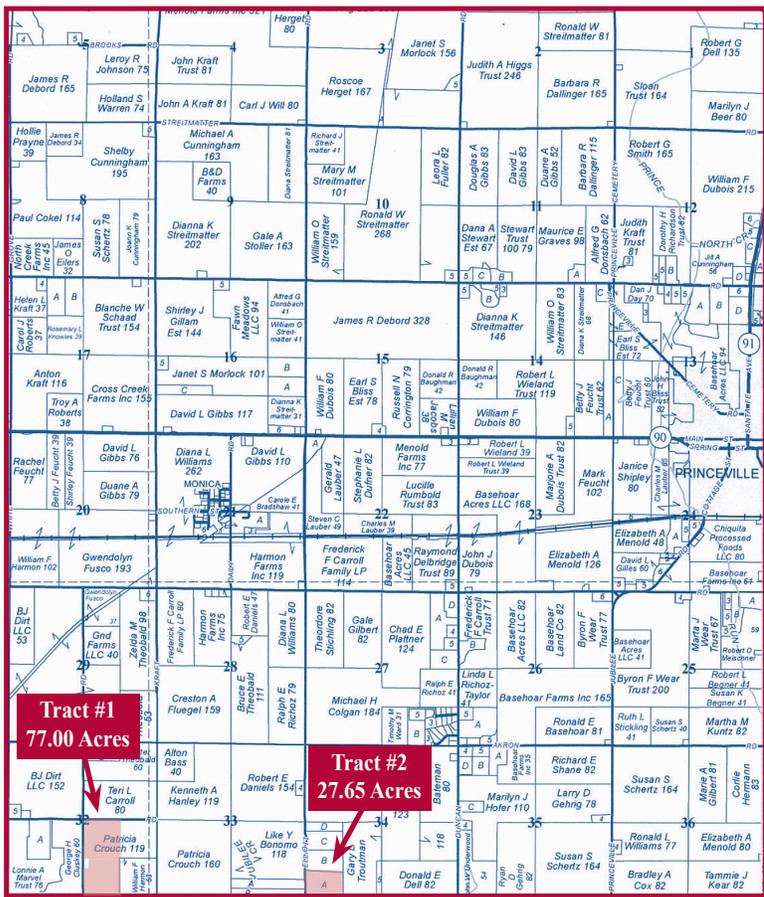
## Kathryn Doubet Estate Farm

**Tract #1 - 77.00 Acres**  
**Tract #2 - 27.65 Acres**

**Princeville Township**  
**Peoria County, Illinois**

The Kathryn Doubet Estate Farmland is located 3 miles southwest of Princeville, Illinois. Access is provided by township roads. The soils are primarily Clarksdale, Keomah and Rozetta with productivity indexes ranging from 117.8 to 121.4. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

## ▼ Aerial Photographs



Reprinted with permission of Rockford Map Inc.



Aerial photographs were provided by the AgriData, Inc.

## ▼ Location

The Kathryn Doubet Estate farmland is located three miles southwest of Princeville, Illinois. Access is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Kathryn Doubet Estate farmland:

### Tract #1: 02-32-400-001 (80.00 acres)

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Eleven North (T11N), Range Six East (R6E) of the Fourth Principal Meridian (4th PM), Princeville Township, Peoria County, Illinois.

### Tract #2: 02-34-300-006 (27.65 acres)

Part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34) Township Eleven North (T11N), Range Six East (R6E) of the Fourth Principal Meridian (4th PM), Princeville Township, Peoria County, Illinois.

## ▼ FSA Data

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

Farm No:	1596
Tract No:	656 & 657
Total Acres	311.32
Tillable Acres	198.90
Corn Base Acres	110.10
PLC Corn Yield	137
Soybean Base Acres	32.30
PLC Soybean Yield	42
Wheat Base Acres	24.50
PLC Wheat Yield	53

*Note – There are highly erodible soils identified on part of this property. The wetland determination is incomplete.*

## ▼ Farm Operator and Lease

The Kathryn Doubet Estate farmland is operated by Kenneth Doubet. The 2019 lease is open.

## ▼ Soil Productivity

Soil types and productivity ratings on the Kathryn Doubet Estate farmland (*as published by the University of Illinois, Department of Agronomy in circular 811 & 1156*) are as follows:

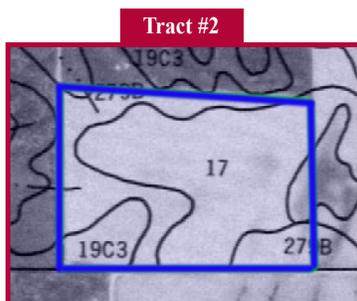
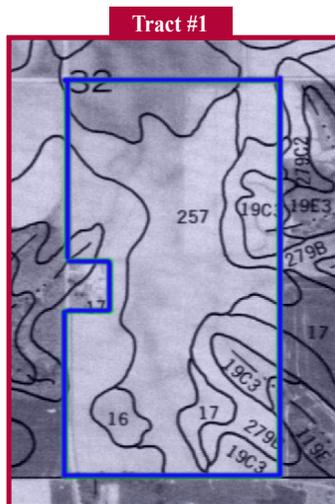
### Tract #1

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
257	Sable silty clay loam	29.15	38.7%	128.0	135.0
17	Keomah silt loam	19.64	26.1%	119.0	125.0
279	Rozetta silt loam	9.49	12.6%	118.8	123.8
19	Sylvan silt loam	8.21	10.9%	95.5	95.7
43	Ipava silt loam	6.24	8.3%	142.0	160.0
16	Rushville silt loam	2.07	2.7%	109.0	110.0
119	Elco silt loam	0.47	0.6%	97.4	100.1
279	Rozetta silt loam	0.09	0.1%	111.6	117.5
<b>Weighted Averages</b>		<b>75.36</b>	<b>100%</b>	<b>121.4</b>	<b>127.8</b>
Non-tillable		1.64			
<b>Total</b>		<b>77.00</b>			

### Tract #2

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Farm</u>	<u>Productivity Index (811)</u>	<u>Productivity Index (1156)</u>
17	Keomah silt loam	15.00	54.2%	119.0	125.0
279	Rozetta silt loam	9.24	33.4%	118.8	123.8
19	Sylvan silt loam	2.30	8.3%	95.5	95.7
68	Sable silty clay loam	0.95	3.4%	143.0	155.0
280	Fayette silt loam	0.16	0.6%	113.5	117.5
<b>Weighted Averages</b>		<b>27.65</b>	<b>100%</b>	<b>117.8</b>	<b>123.1</b>
Non-tillable		0.00			
<b>Total</b>		<b>27.65</b>			

## ▼ Soil Maps



## ▼ Tax Information

The Peoria County Treasurer has provided the following real estate tax information on the Kathryn Doubet Estate farmland:

### Tract #1

<u>Parcel ID #</u>	<u>Acres</u>	<u>2017 Assessed Value</u>	<u>2017 Taxes Payable in 2018</u>	<u>Rate Per Acre</u>
02-32-400-001	80.00	\$24,582	\$2,219.12	\$27.74

### Tract #2

<u>Parcel ID #</u>	<u>Acres</u>	<u>2017 Assessed Value</u>	<u>2017 Taxes Payable in 2018</u>	<u>Rate Per Acre</u>
02-34-300-006	27.65	\$5,608	\$506.26	\$18.31

## ▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Kathryn Doubet Estate 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 is 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 Kathryn Doubet Estate farmland for sale as follows:

Tract #1 - 77.00 acres @ \$8,950 per acre = \$689,150 in total

Tract #2 - 27.65 acres @ \$9,500 per acre = \$262,675 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, Suite 100

Forsyth, IL 62535

Office: (217) 876-7700

Fax: (217) 876-7724

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*. -