



Heartland Ag
Group Ltd.

Farmland For Sale

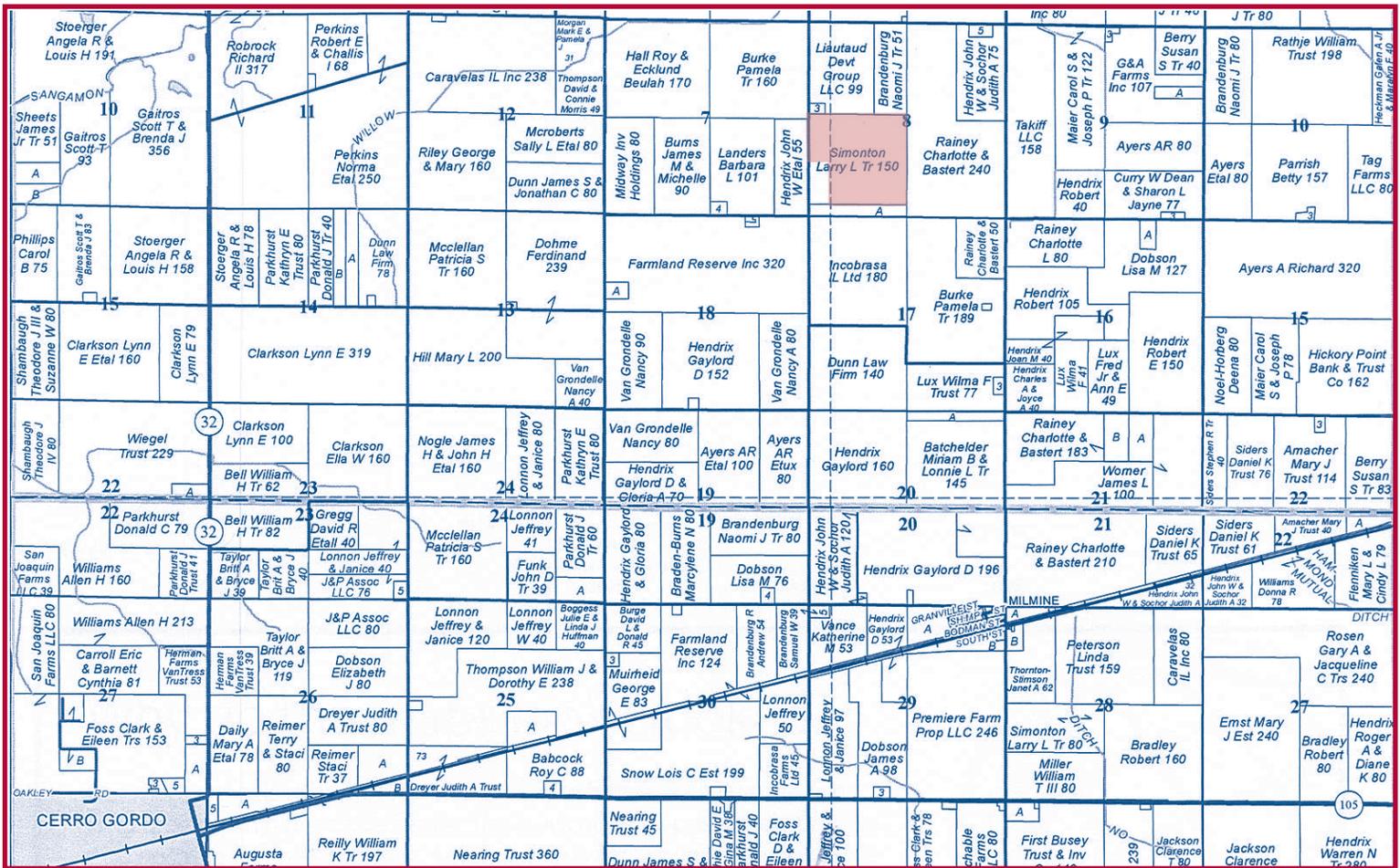


Simonton-Esker Trust Farm

129.69 Acres - Prime Farmland

**Willow Branch Township
Piatt County, Illinois**

The Simonton-Esker farmland is located 3 miles directly northeast of Cerro Gordo, Illinois. The soils are primarily Drummer, Proctor and Elburn with a productivity index of 139.2. 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 Simonton-Esker farmland is located 3 miles northeast of Cerro Gordo, 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.**

▼ Farm Operator and Lease

The Simonton-Esker farm is operated under the terms of a cash rent lease for year 2018 by Greg Morganthaler. The primary crops grown in the area are corn and soybeans. Greg does an excellent job and would like to continue his farming operation for the new owners.

▼ Legal Description

Here is a brief legal description of the Simonton-Esker farmland.

Parcel ID (Part) #08-08-17-005-006-00 (155.00 acres)

Lots 4, 5, and 6 of the West Half (W 1/2) of Section 8, Township Seventeen North (T17N), Range Five East (R5E) of the Third Principal Meridian (3rd P.M.), Piatt County, Illinois.

▼ Tax Information

The Piatt County Treasurer has provided the following real estate tax information on the larger Simonton-Esker farmland. The sale tract will be a split from this information.

Parcel ID #	Acres	2017 Assessed Value	2017 Taxes Payable in 2018	Rate Per Acre
08-08-17-005-006-00	150.00	\$110,852	\$8,886.64	\$59.24

▼ FSA Data

The following information is for the total Simonton-Esker farmland unit. A 20.00 acre building site was being removed and these figures have been recalculated. The information was provided by the Piatt County Farm Service Agency (FSA) office in Monticello, Illinois:

Farm No:	5521
Total Acres	129.69
Tillable Acres	127.35
Corn Base Acres	97.50
PLC Corn Yield	137
Soybean Base Acres	39.50
PLC Soybean Yield	36

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

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Simonton-Esker 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	58.04	48.9%	144.0	150.0
148	Proctor silt loam	37.77	31.8%	128.3	134.4
198	Elburn silt loam	14.98	12.6%	143.0	155.0
199	Plano silt loam	7.82	6.6%	140.6	143.6
722	Drummer-Milford silt loam	0.16	0.1%	137.0	150.0
Weighted Averages		127.35	100%	138.6	145.2
Non-tillable		2.34			
Total		129.69			

▼ Survey

Robert Cox of Cox Surveying has provided a survey plat showing the 129.69 acres with a legal description. That plat is available upon request.

▼ 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 Simonton-Esker 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 Simonton-Esker Trusts are represented by attorney John Foltz whose contact information is as follows:

John Foltz
Glasgow & Foltz
114 E. Washington St.
Monticello, IL 61856

▼ 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 Simonton-Esker farmland for sale as follows:

129.69 acres @ \$10,000 per acre = \$1,296,900 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
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*. -