



Heartland Ag
Group Ltd.

Farmland For Sale



Tichenor Trust Farms

137.00 Acres of Farmland
Buckhart and Mt. Auburn Townships
Christian County, Illinois

The Tichenor Trust Farms are located northeast of Edinburg, IL. Access is provided by 2400 North Road. The soils include Ipava, Osco, and Radford with a productivity index of 129.0. More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

▼ Tax Information

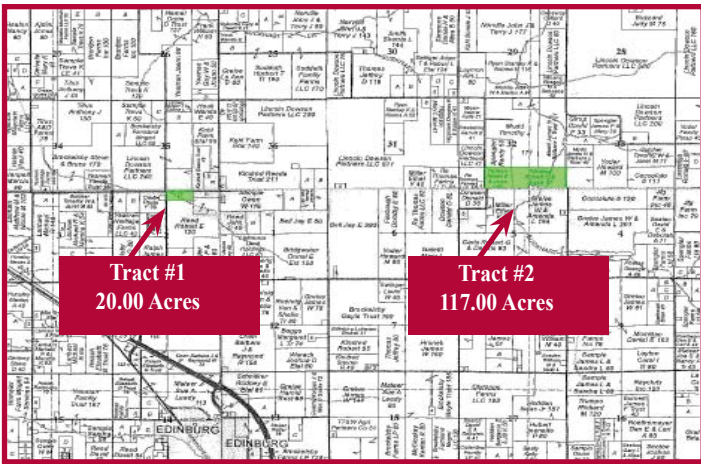
The Christian County Treasurer has provided the following real estate tax information on the Tichenor Trust farmland:

Tract #1

| <u>Parcel ID #</u> | <u>Acres</u> | <u>2023 Assessed Value</u> | <u>2023 Taxes Payable in 2024</u> | <u>Rate Per Acre</u> |
|---------------------|--------------|----------------------------|-----------------------------------|----------------------|
| 03-07-02-200-001-00 | 20.00 | \$9,185 | \$544.20 | \$27.21 |

Tract #2

| <u>Parcel ID #</u> | <u>Acres</u> | <u>2023 Assessed Value</u> | <u>2023 Taxes Payable in 2024</u> | <u>Rate Per Acre</u> |
|---------------------|--------------|----------------------------|-----------------------------------|----------------------|
| 10-04-32-300-005-00 | 40.00 | \$30,537 | \$1,829.96 | \$45.75 |
| 10-04-32-400-002-00 | 77.00 | \$33,046 | \$1,980.32 | \$25.72 |
| | 117.00 | \$63,583 | \$3,810.28 | \$27.81 |



Reprinted with permission of Rockford Map Inc.

▼ Location

The Tichenor Trust Farms are located northeast of Edinburg, IL. Access to the farm is provided by 2400 North Rd. which forms the north boundary of Tract #1 and the south boundary of Tract #2. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Tichenor Trust Farms:

Tract #1 Parcel ID #: 03-07-02-200-001-00

The North Half of the Northwest Quarter of the Northeast Quarter, Section 2, Township 14 North, Range 3 West, Christian County, Illinois (20.00 acres).

**Tract #2 Parcel ID #: 10-04-32-400-002-00
10-04-32-300-005-00**

The Southeast Quarter of the Southwest Quarter in Section 32, Township 15 North, Range 2 West, Christian County, Illinois (40.00 acres).

The South Half of the Southeast Quarter except a 3 acre tract in the Southwest Quarter of the Southeast Quarter, Section 32, Township 15 North, Range 2 West, Christian County, Illinois (77.00 acres).

▼ FSA Data

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

| | <u>Tract #1</u> | <u>Tract #2</u> |
|--------------------|-----------------|-----------------|
| Farm No: | 3221 | 3221 |
| Tract No: | 706 | 6070 |
| Total Acres | 21.77 | 119.26 |
| Tillable Acres | 19.09 | 113.26 |
| Corn Base Acres | 7.62 | 51.34 |
| PLC Corn Yield | 163 | 163 |
| Soybean Base Acres | 5.41 | 36.43 |
| PLC Soybean Yield | 50 | 50 |
| Wheat Base Acres | 1.69 | 11.41 |
| PLC Yield | 71 | 71 |

▼ Aerial Photograph

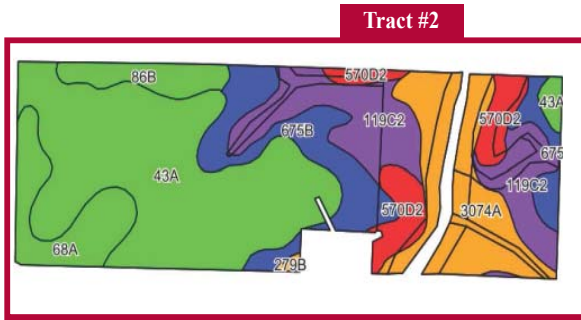
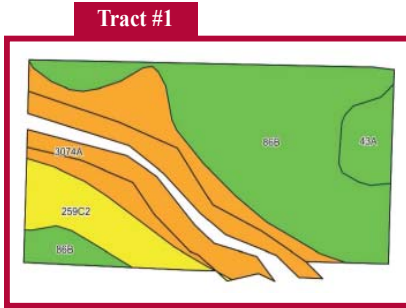


Aerial photographs were provided by Agri Data.

▼ Farm Operator and Lease

The Tichenor Trust Farms have been operated by Jeffery Thomas. Corn and soybeans are the primary crops grown on this farm and in the area. Jeff does an excellent job of farming and would like to continue his farming operation in the future.

▼ Soil Map



▼ Soil Productivity

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

| Tract#1 | | Acres | % of Farm | Productivity Index (811) |
|--------------------------|----------------------|--------------|-------------|--------------------------|
| Soil # | Soil Type | | | |
| 86 | Osco silt loam | 9.54 | 49.4% | 138.0 |
| 307 | Radford silt loam | 6.42 | 33.2% | 122.0 |
| 259 | Assumption silt loam | 2.25 | 11.6% | 111.0 |
| 43 | Ipava silt loam | 1.12 | 5.8% | 142.0 |
| Weighted Averages | | 19.33 | 100% | 129.8 |
| Non-tillable | | 0.67 | | |
| Total | | 20.00 | | |

| Tract#2 | | Acres | % of Farm | Productivity Index (811) |
|--------------------------|-------------------------|---------------|-------------|--------------------------|
| Soil # | Soil Type | | | |
| 43 | Ipava silt loam | 42.89 | 37.9% | 142.0 |
| 119 | Elco silt loam | 17.34 | 15.3% | 104.0 |
| 307 | Radford silt loam | 16.26 | 14.4% | 122.0 |
| 675 | Greenbush silt loam | 15.15 | 13.4% | 131.0 |
| 68 | Sable silty clay loam | 8.81 | 7.8% | 143.0 |
| 570 | Martinsville sandy loam | 7.62 | 6.7% | 93.0 |
| 86 | Osco silt loam | 4.71 | 4.2% | 138.0 |
| 279 | Rozetta silt loam | 0.32 | 0.3% | 118.0 |
| Weighted Averages | | 113.10 | 100% | 128.4 |
| Non-tillable | | 3.90 | | |
| Total | | 117.00 | | |

▼ 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 Tichenor Trust Farms. 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.

▼ 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 Tichenor Trust Farms for sale as follows:

137.00 acres @ \$13,250 per acre = \$1,815,250 in total

▼ 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

Web: www.heartlandaggroup.com

Dale E. Aupperle, AFM, ARA

Designated Managing Broker

Office: (217) 876-7700

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*. -