



# 79.31 Acres - May Township, Christian County, Illinois

Aerial Map



**Asking Price**  
**\$10,000/acre**

## Mineral Rights

Mineral rights are assumed to be intact.

## Leases

Cash Rent Lease in place for 2019. The 2020 farm lease is open.

The farm does not have wind farm or solar farm lease in place.

## 2019 Crop Income

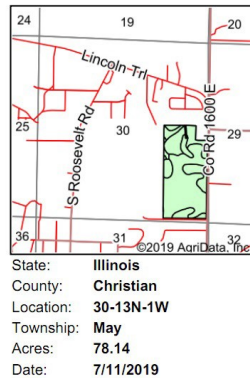
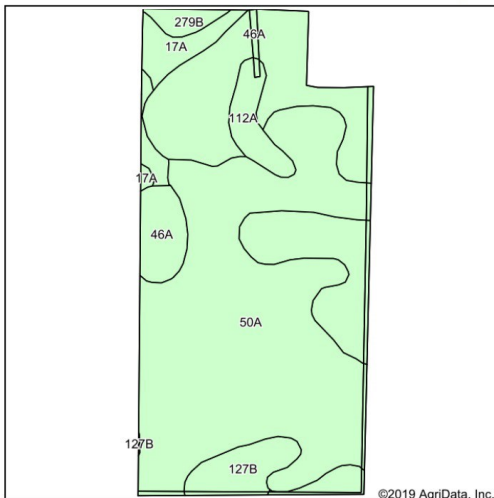
Seller will retain 2019 income of the farm.

## Property Identification

Parcel #: 08-14-30-400-002-00

South 83.15 Acres of the East Half of the East Half Except 3.819 Acres at the Northeast Corner, in Section 30, Township 13 North, Range 1 West of the Third Principal Meridian in Christian County, Illinois.

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: 11021, Soil Area Version: 12												
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grain sorghum	Grass legume hay	Grass legume pasture	Oats	Soybeans	Wheat	Winter wheat
50A	Virden silty clay loam, 0 to 2 percent slopes	43.04	55.1%	Illw	161		4.7	7.8	82	52	63	82
46A	Herrick silt loam, 0 to 2 percent slopes	24.72	31.6%	Illw	161		4.9	8.2		52		84
127B	Harrison silt loam, 2 to 5 percent slopes	3.25	4.2%	Ille	159		5.2	7.6	83	50		82
112A	Cowden silt loam, 0 to 2 percent slopes	2.61	3.3%	Illw	139	104	4.3	7.1		44		55
17A	Keomah silt loam, 0 to 2 percent slopes	2.52	3.2%	Illw	146		5	7.4	71	49		59
279B	Rozetta silt loam, 2 to 5 percent slopes	2.00	2.6%	Ille	144		4.6	7.7	73	45		57
Weighted Average		159.3	3.5				4.8	7.9	52.8	51.4	34.7	28

\*n: The aggregation method is "Weighted Average using major components"  
Soils data provided by USDA and NRCS.

## Yield History

Year	Corn	Soybeans
2018	257	79
2017	190	61
2016	229	71
2015	166	74
2014	241	70

**Productivity Index - 132.5**

## Soil Fertility

Tested February 2017

pH 7.0; P 61; K 346; 3.4% OM

Tested October 2016

pH 6.9; P 60; K 288; 3.5% OM



### **Terms and Conditions**

The successful buyer(s) will be asked to sign a written contract to purchase the Akers Farm property.

A 10% down payment is required upon signing the purchase contract. The balance will be due at closing.

Closing date will be 30 days from signing the purchase agreement or as mutually agreed upon between the buyer and seller.

### **Title Insurance**

The seller shall provide a title insurance policy in the amount of the purchase price for the farm.

A preliminary title commitment will be furnished for review to the buyer(s).

Seller will pay the 2019 real estate taxes due in 2020.

### **Disclaimer**

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made.

The 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 of Springfield, Inc.  
for an appointment.

**Copies of soil tests and preliminary title report are available upon request.**

### **Broker Information**

Heartland Ag Group of Springfield, Inc.  
is pleased to offer the  
Akers Farm property to you.

Our contact information is:

**Duane Stock**

**Mobile: (217) 827-7375**

**Ernest Moody, AFM, ARA, AAC**

**Mobile: (217) 652-9600**

**Heartland Ag Group of Springfield, Inc.**

2815 Old Jacksonville Rd.  
Freedom Building - Suite 204  
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**Heartland Ag Group of Springfield, Inc.**  
**and its representatives are agents of the**  
**seller.**

**They do NOT represent the buyer(s).**



2815 Old Jacksonville Rd. , Suite 204  
Springfield, IL 62704

## 79.31 Acres Christian County Farmland For Sale

### Farm Management



Ernest Moody, AFM,  
ARA, AAC  
President and  
Senior Partner

### Real Estate Brokerage



Gene Meurer, AFM,  
ARA and  
Senior Partner

### Real Estate Appraisals



Duane Stock,  
Senior Partner and  
Real Estate Broker

### Consulting Services



Elfi Metz, ABR  
Appraiser and  
Real Estate Broker



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