



Farmland For Sale

Downs Farm

**60+/- acres in May Township
Christian County, Illinois**



www.Heartland.ag

Downs Farm — May Township, Christian County

60 Acres in Section 1 of May township



This property offers excellent deer and wildlife hunting potential. It is situated ideally between Decatur, Springfield and Taylorville, Il. Current easement to the property comes in from the west. *call Duane for details

Visit—www.Heartland.ag for additional details and video

60+/- acres - \$3,500.00 per acre

Downs Farm

The Downs Farm property is located 4 miles north and 5 miles east of Taylorville, Il. And 2 miles south and 3 miles east of Stonington, Il. Christian County May Township Section 1.

CRP

The Downs farm currently has 12.47 acres enrolled in the CRP program.

There are 2 separate contracts.

The first contract is for 10.07 acres at a payment rate of \$187.59 per acre that expires on September 30, 2017.

The second contract is for 2.4 acres at \$154.80 per acre that expires on September 30, 2021.

Soil Types

Primary soil types are Sawmill, Camden and Elco.

The average PI for the 60 acres is 129. (per agridatainc.com soils map).

Sale Price

The Downs Farm is listed
for \$3,500.00 per acre
on 60 acres.
\$210,000.00 total

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 by the buyer(s).

Seller will pay the 2015 real estate taxes due in 2016 and their portion of 2016 taxes due in 2017.

Terms and Conditions

The buyer(s) will be asked to sign a written contract to purchase the Roth Family Trust farm. 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. Any existing mineral rights will be conveyed to the buyer(s) at closing. **Buyer will be given possession at closing.** 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. **Heartland Ag Group of Springfield, Inc. and its representatives are agents of the seller.**

Broker Information

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

Our contact information is below:

Duane Stock—Broker
Mobile: 217-827-7375

Ernest Moody - Managing Broker
Heartland Ag Group of Springfield, Inc.
2815 Old Jacksonville Rd
Springfield, Il 62704
Office: (217) 498-9660
Fax: (217) 498-9622
Mobile (217) 652-9600

E-mail: info@heartland.ag

Follow us on Twitter—[@heartlandag](https://twitter.com/heartlandag)



Putting our clients first!

2815 Old Jacksonville Rd.

Springfield, Il 62704



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FARMLAND FOR SALE

Downs Farm

60 +/- Acres

\$3,500 per acres

Section I

May Township

Christian County, Illinois