



Farmland For Sale

Ransom Trust Farms

**235+/- acres in Athensville Township
Greene County, Illinois**



www.Heartland.ag

Ransom Trust Farms — Athensville Township, Greene County

Tract 1 - 159 Acres Section 10



Tract 2 - 76.5 Acres Section 16



Tract 1 offers 159 total acres of which roughly 60% is tillable.

This property boasts mature trees and provides an excellent habitat for deer and wildlife. Existing pasture land can also be converted to farmland.

Tract 2 offers 76.5 acres of which 70.4 are tillable. The 3.5 acres around the house are sold and are not a part of this property.

***For Sale signs are posted on each property**

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

Ransom Trust

The Ransom Trust property is located along IL Rt. 267 in section 10 and 16 of Athensville township in Greene county.

These farms sit 5 miles west and one mile north of Scottville and 9 miles east and one mile north of Roodhouse.

14 miles south of Jacksonville, Il.

Soil Types

Primary soil types are Rozetta, Hickory, Keomah and Atterberry.

The average PI for Tract 1 is 105.6.

The average PI for Tract 2 is 118.9.

(per agridatainc.com soils map).

Sale Price

The Ransom Trust Farms are below

Tract 1 is 159 acres listed for \$5950/acre.

Tract 2 is 76.5 acres listed for \$7500/acre.

All offers will be considered



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 Ransom Trust property to you.

Our contact information is below:

Ernest Moody—Broker

Mobile: 217-652-9600

Managing Broker

Heartland Ag Group of Springfield, Inc.
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Springfield, Il 62704

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Putting our clients first!

2815 Old Jacksonville Rd.

Springfield, Il 62704



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FARMLAND FOR SALE

Ransom Trust Farms

235 +/- Acres

2 Tracts

Section 10 & 16

Athensville Township

Greene County, Illinois