



FARMLAND FOR SALE

Chapin Family Trust

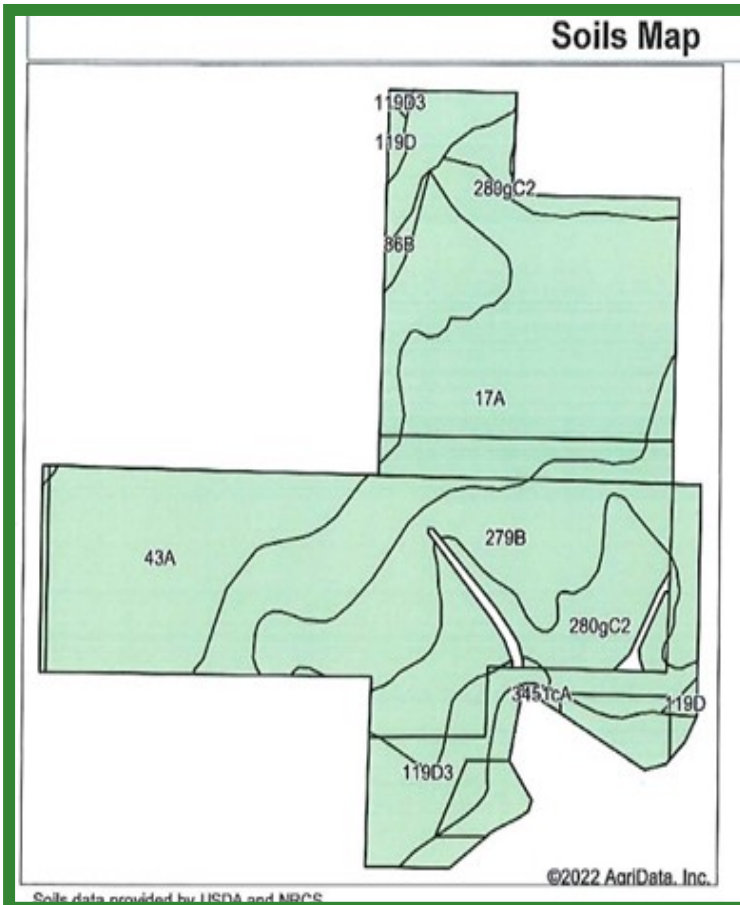
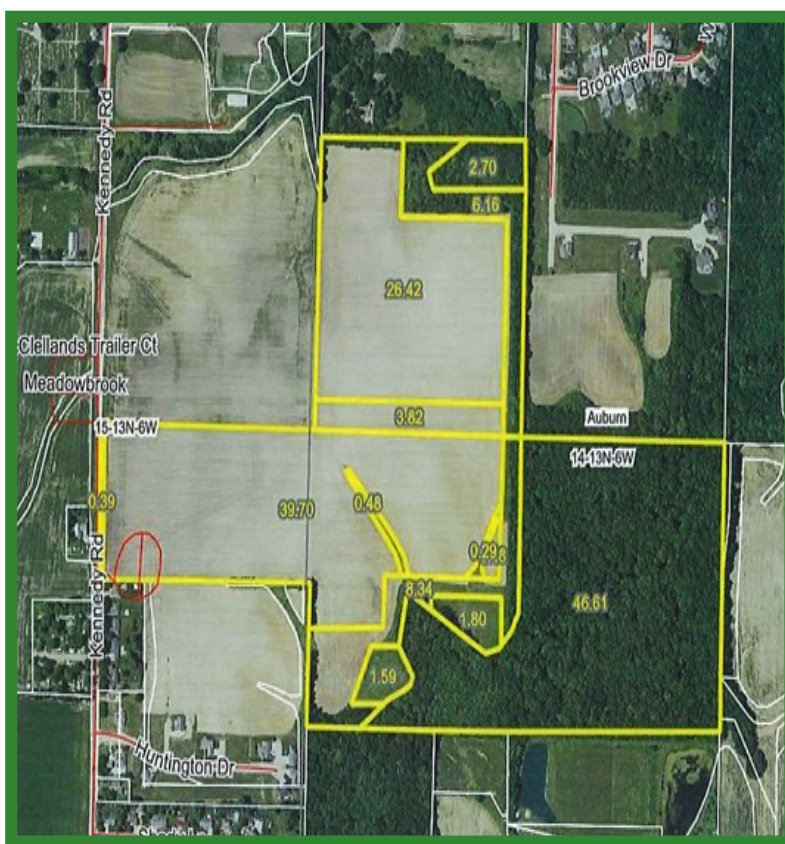
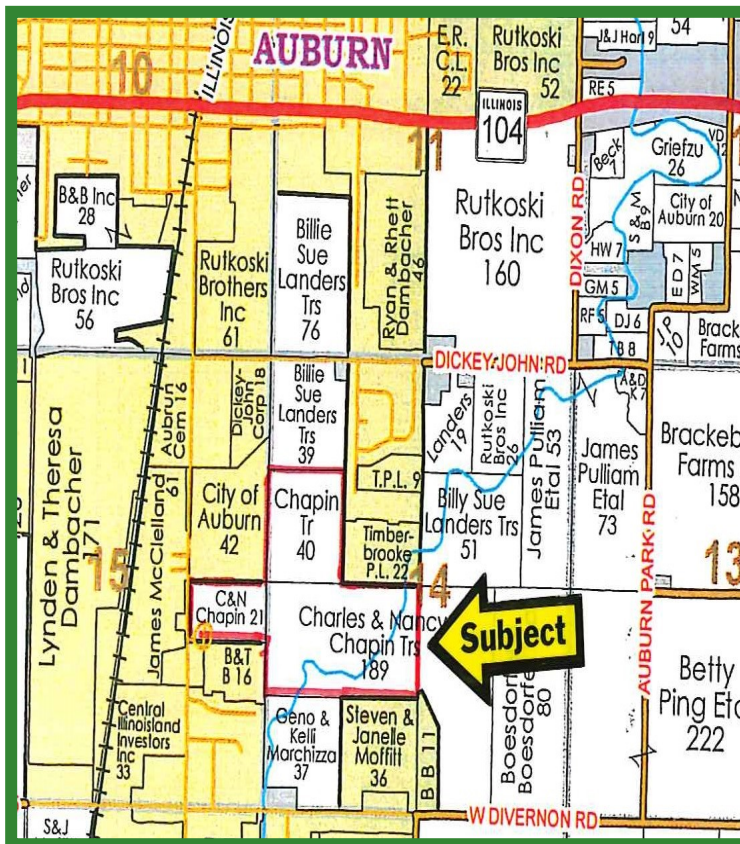
140 Acres in Auburn Township,
Sangamon County, Illinois

Rural Water, City Sewer, Natural Gas



Visit www.Heartland.ag for more details

Chapin Family Trust — Sangamon County



Area Symbol: IL167, Soil Area Version: 14												
Code	Soil Description	Acres	Percent of field	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	25.26	30.6%	FAV	161	51	65	83	0	0.00	5.14	119
43A	Ipava silt loam, 0 to 2 percent slopes	18.52	22.4%	FAV	191	62	77	100	0	0.00	5.90	142
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.35	19.8%	FAV	**162	**50	**64	**83	0	**5.22	0.00	**119
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	12.83	15.5%	FAV	**155	**49	**61	**79	0	**4.90	0.00	**113
**119D3	Elco silty clay loam, 10 to 18 percent slopes, severely eroded	4.89	5.9%	FAV	**122	**40	**48	**61	0	**3.45	0.00	**91
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	3.65	4.4%	FAV	190	61	73	97	0	0.00	5.77	140
**119D	Elco silt loam, 10 to 18 percent slopes	0.55	0.7%	FAV	**140	**46	**55	**70	0	**3.96	0.00	**104
**86B	Osco silt loam, 2 to 5 percent slopes	0.49	0.6%	FAV	**189	**59	**74	**101	0	**6.83	0.00	**140
Weighted Average					166	52.8	66.2	85.5	^	2.07	3.15	122.5

Visit—www.Heartland.ag

Chapin Family Trust

Soil Types

Soil types are Keomah, Ipava, Rozetta, Fayette, Elco, Lawson, and Osco.
Weighted PI for the cropland is 122.5

Farm Tenancy

The farm is cash rented to Ben Boesdoerfer for the 2022 crop year at a rate of \$320/tillable acre for 78.8 acres.

Five Year Yields

2021—Soybeans	60.41 Bu/AC
2020—Corn	176.88 Bu/AC
2019—Soybeans	46.09 Bu/AC
2018—Corn	224.26 Bu/AC
2017—Soybeans	58.21 Bu/AC

Property Tax Information

PIN(s):

34-14.0-100-003

34-14.0-300-001

34-14.0-300-002

34-15.0-400-042

Property taxes averaged \$14.75 acre

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 2021 real estate taxes due in 2022.

Sale Price

The Chapin Family Trust is listed for \$1,550,000 -140 acres total

Broker Information

Heartland Ag Services of Springfield, Inc. is pleased to offer the Chapin Family Trust Farm property to you.

Our contact information is:

Ernest D. Moody AFM, ARA, AAC
Managing Broker

Heartland Ag Services of Springfield, Inc.
2815 Old Jacksonville Rd.
Freedom Building—Suite 204
Springfield, IL 62704
Office: (217) 953-6275
Mobile (217) 652-9600

E-mail: erniem@heartland.ag

Terms and Conditions

The buyer(s) will be asked to sign a written contract to purchase the Chapin Family Trust. 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.

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 Services of Springfield, Inc. for an appointment. **Heartland Ag Services of Springfield, Inc. and its representatives are agents of the seller.**



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

140 Acres Farmland For Sale-Sangamon County



- **Farm Consulting Services**
- **Farmland Sales**
- **Farmland Purchases**
- **Farmland Auctions**
- **Farm Appraisals**
- **Farm Drainage**

www.heartland.ag

FARMLAND FOR SALE

Chapin Family Trust

140 Acres
\$1,550,000

Auburn Township
Sangamon County, Illinois