



# FARMLAND FOR SALE

Milton Hay Brown III Farm

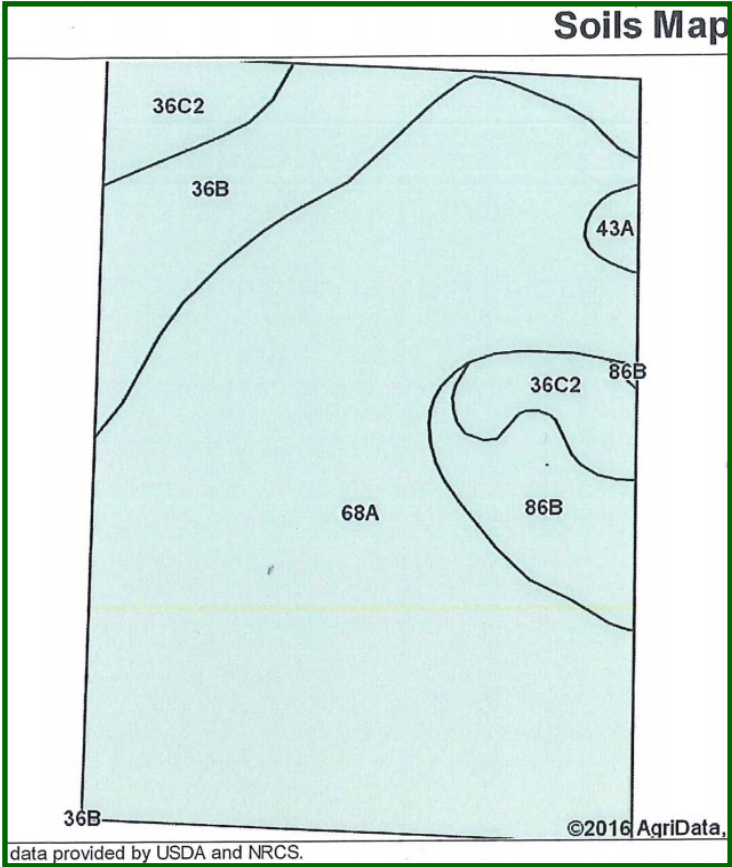
**59.78+/- acres in Buffalo Hart Township  
Sangamon County, Illinois**



Visit [www.Heartland.ag](http://www.Heartland.ag) for more details

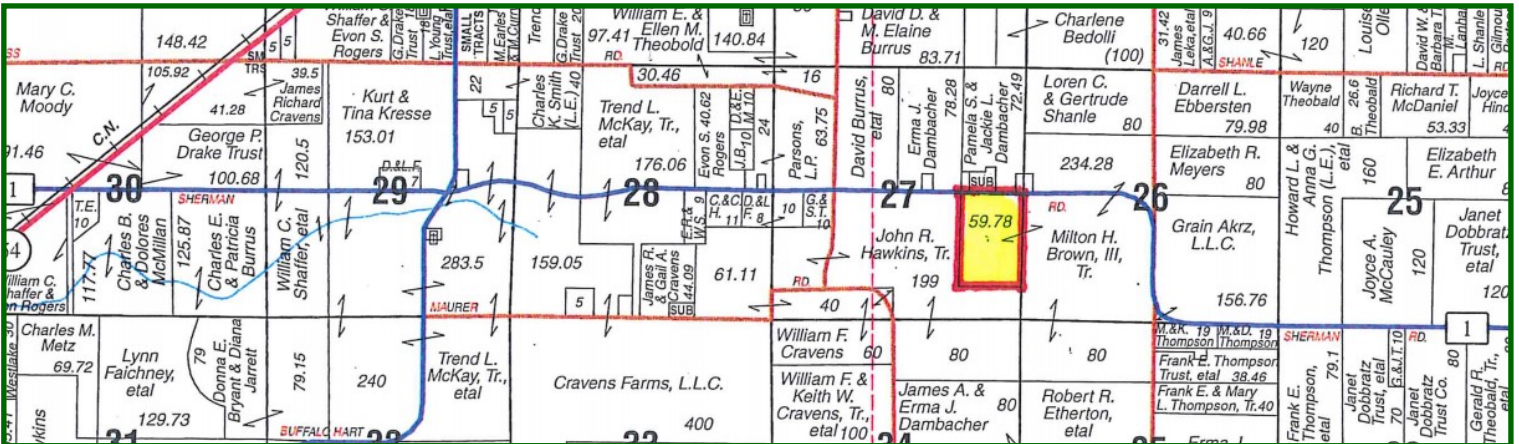


## Milton Hay Brown III Farm — Sangamon County



Area Symbol: IL167, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	42.68	72.9%		192	63	143
**36B	Tama silt loam, 2 to 5 percent slopes	7.20	12.3%		**185	**59	**138
**36C2	Tama silt loam, 5 to 10 percent slopes, eroded	4.35	7.4%		**174	**56	**129
**86B	Osco silt loam, 2 to 5 percent slopes	3.84	6.6%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	0.49	0.8%		191	62	142



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59.78+/- acres @ \$10,900/acre

## Milton Hay Brown III Farm

### Soil Types

Soil types are Sable, Ipava, Tama and  
Osco. Weighted PI for the entire farm is 141.1

### 2016 Soil Test Results

pH average 6.2, P average 61, K average 369

Farm is enrolled in **ARC-CO**  
for Corn and Soybeans

### Sale Price

The Milton Hay Brown III Farm is listed  
for \$10,900 per acre.

59.78+/- acres total — \$651,602.00

### Broker Information

Heartland Ag Group of Springfield, Inc. is pleased to offer  
the Milton Hay Brown III property to you.

Our contact information is:

**Ernest D. Moody AFM, ARA, AAC**  
**Managing Broker**

Heartland Ag Group of Springfield, Inc.  
2815 Old Jacksonville Rd.  
Freedom Building—Suite 204  
Springfield, IL 62704  
Office: (217) 498-9660  
Fax: (217) 546-0811  
Mobile (217) 652-9600

### 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 2016 real estate taxes due  
in 2017.

### Terms and Conditions

The buyer(s) will be asked to sign a written  
contract to purchase the Milton Hay Brown III  
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. **Open lease for 2017. Buyer will be  
given possession at closing after harvest of the  
2016 crops by the current farm tenant.**

### Property Tax Information

**PIN: 08-27.0-400-004**

**Property taxes averaged \$39.60/acre**

E-mail: [info@heartland.ag](mailto:info@heartland.ag)

### Disclaimer

Although the information contained in this brochure is consid-  
ered 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.**

for additional details



2815 Old Jacksonville Rd.  
Springfield, IL 62704



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**Milton Hay Brown III Farm**

**59.78 +/- Acres**  
**\$10,900/Acre**

**Buffalo Hart Township**  
**Sangamon County, Illinois**