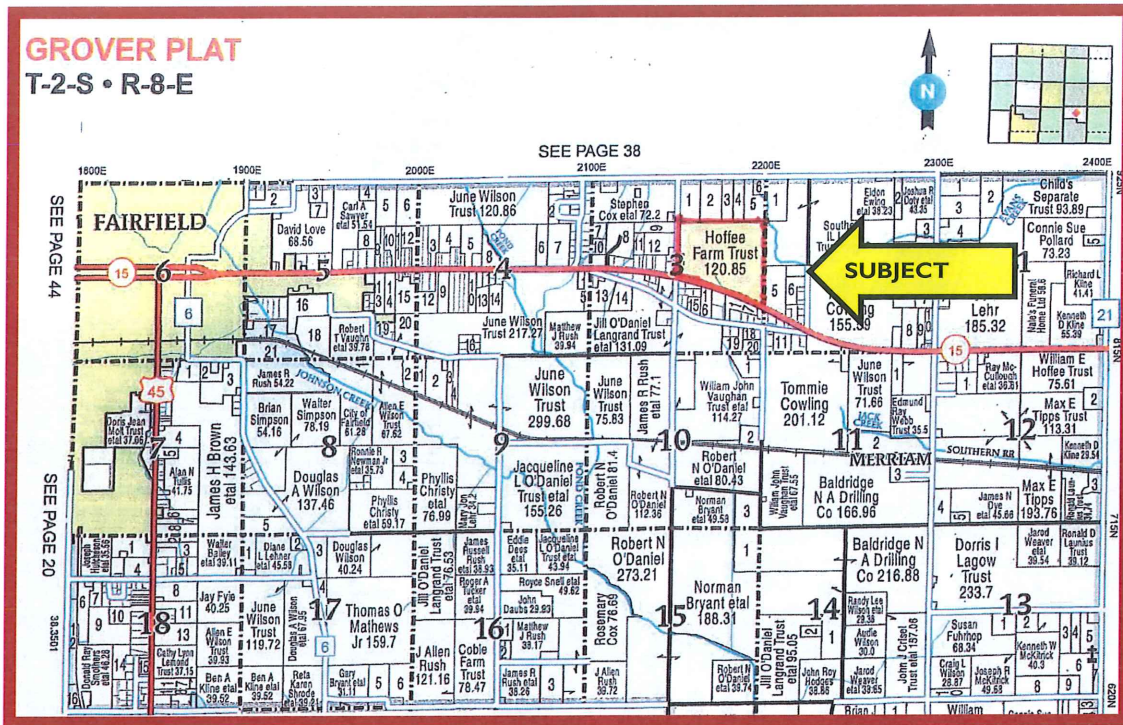




118.21 Acres
Cropland & Timber
Fairfield, Illinois
Hoffee Farm Trust



GROVER PLAT T-2-S • R-8-E



Location

The Hoffee Farm Trust Farm is located approximately two and one half miles east of Fairfield, Illinois on the North side of Illinois State Route #15

Legal Description

Following is a brief legal description of the Hoffee Farm Trust Farm:

The South One Half of the Northeast One Quarter and that part of the Southeast One Quarter lying North of Illinois Highway #15 Road Right-of-Way, All being in Section 3, Township 2 South, Range 8 East of the Third Principal Meridian,
Wayne County, Illinois



Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Hoffee Farm Trust farm. A 10% downpayment is required upon signing the contract. The balance will be due in 30 days.

Tax Information

The Wayne County Treasurer has provided the following real estate tax information on the Hoffee Farm Trust farm:

Parcel ID	#Acres	Taxes Pd2024	Rate/Ac.
09-03-005-004	78.00	\$708.96	\$ 9.09
09-03-008-014	40.21	\$450.32	\$11.20

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 and examination by the buyer.

REDUCED Asking Price

The asking price of the Hoffee Farm Trust Farm is
\$5,450 /Acre for 118.21 Acres = \$644,244.50

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. IS ACTING AS AGENT AND/OR REPRESENTATIVE OF THE SELLER ONLY, NOT THE BUYER. NO DUAL AGENCY IS IMPLIED OR ALLOWED.

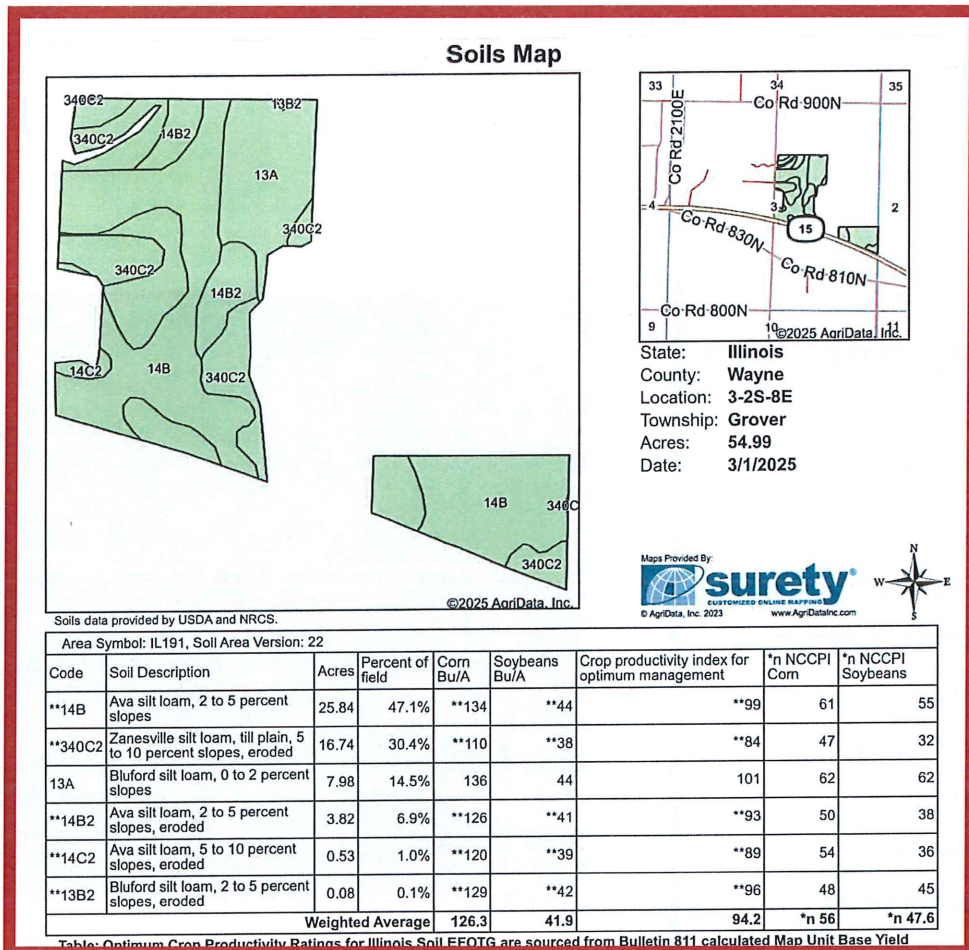
Real Estate Broker

Heartland Ag Services of Springfield, Inc. is pleased to offer this property to you. You may contact us as follows:

Ernest D. Moody

Office: (217) 953-6275; Mobile (217) 652-9600

E-mail: erniem@heartland.ag





2815 Old Jacksonville Road
Suite 204
Springfield, IL 62704

Heartland Ag Services Of Springfield, Inc.

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

www.heartland.ag

