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Rochester, IL 62563



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## **FARMLAND AUCTION**

**Ackelson Family Farm**

**December 4, 2014**

**7:00 P.M.**

**Christian County Extension  
Center**

**1120 N. Webster St.**

**Taylorville, Illinois 62568**



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# **Farmland Auction**

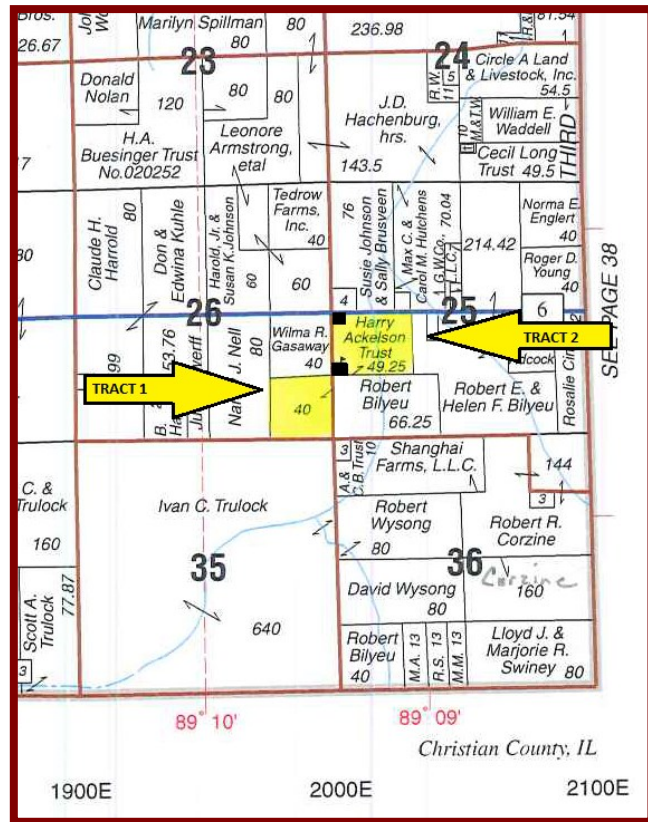
**Ackelson Family Farm**



**88 +/- Acres offered in 2 Tracts**

**May Township—Christian County, Illinois**





## Location

The Ackelson Family Farm is located 6 miles east of Taylorville, IL along the Taylorville/Assumption Rd. Or 6 miles west and 2 miles north of Assumption, IL  
GPS Coordinates: 39.542146, -89.157112

## Property Description

Tract 1: 40+/- acres in Section 26 of May township consisting primarily of Herrick and Virden soils

Tract 2: 48+/- acres in Section 25 of May township consisting primarily of Herrick, Harrison, Elco and Radford soils. Approximately one acre containing cell tower site in Northwest corner will be retained by owners

**Any mineral rights held by owner will be conveyed to buyer**

**\*All acreage is approximate and will be subject to survey results. Surveyed acreage numbers will be used for settlement.**

## Real Estate Tax Information

The Christian County Treasurer has provided the following real estate tax information on the Ackelson Family Farm

| Parcel  | #Acres | Taxes Pd. 2014 |
|---------|--------|----------------|
| Tract 1 | 40     | \$14.48/acre   |
| Tract 2 | 48     | \$10.20/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 and examination by the buyer.  
Purchaser will pay the 2014 real estate taxes due in 2015. Purchaser will receive a credit for 2014 real estate taxes at closing.

## Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Ackelson Family Farm. A 10% down payment is required upon signing the contract. The balance will be due in 30 days. Buyer will be given possession at closing.

## 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 Group of Springfield, Inc. for an appointment.

**Announcements made at auction will take precedence.**

## Auction

The Ackelson Family Farm is being offered for sale as follows:

**To be sold at Auction at:**

**Christian County Extension Center at 7:00 P.M.**

**On December 4, 2014**

## Real Estate Broker

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

Duane Stock

Heartland Ag Group of Springfield, Inc.

205 South Walnut

Rochester, IL 62563

Office: (217) 498-9660

Fax: (217) 498-9622

Mobile (217) 827-7375

E-mail: duanes@heartlandag-sp.com

Web: www.heartlandag-sp.com

## FSA & Yield Data

|          | Base Acres | Direct Yield |
|----------|------------|--------------|
| Corn     | 43.10      | 138          |
| Soybeans | 43.00      | 41           |

| Yield History | Corn | Beans |
|---------------|------|-------|
| 2009          | 174  | N/A   |
| 2010          | N/A  | 61    |
| 2011          | 160  | N/A   |
| 2012          | N/A  | 55    |
| 2013          | 211  | N/A   |
| 2014          | N/A  | 61    |

