



FARMLAND SALE

Best Family LLC Farms

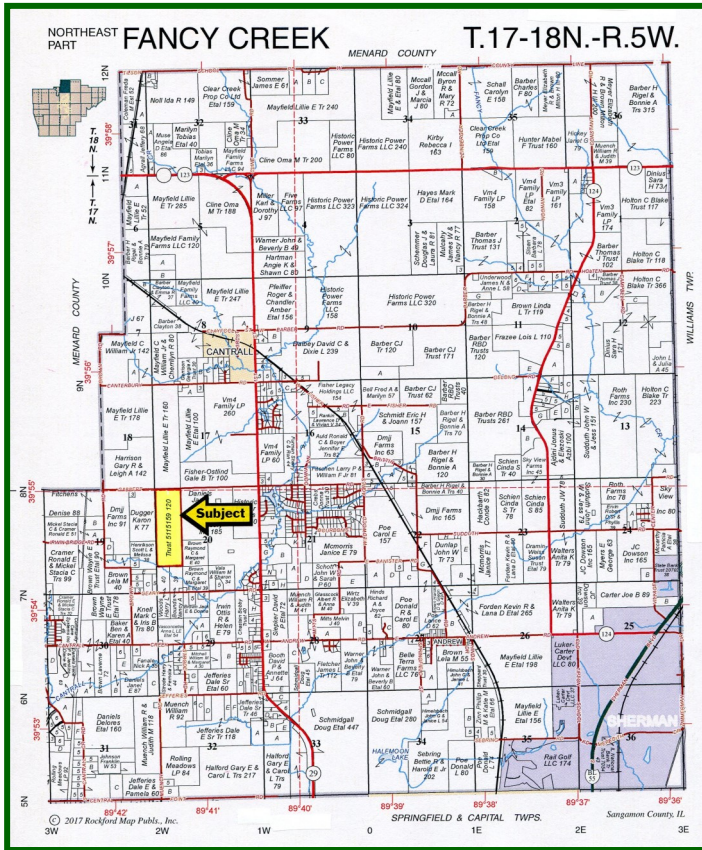
120.00 Acres

Fancy Creek Township - Sangamon County, Illinois

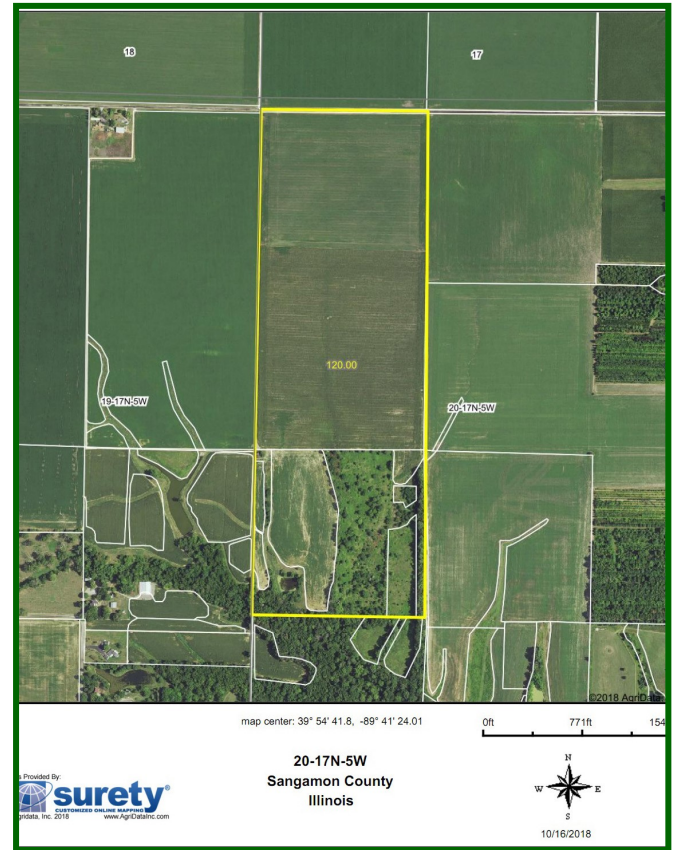


Best Family LLC Farm - 120.00 Acres - Fancy Creek Township

Plat Map



Aerial Photograph



Yield History

Year Corn Soybeans

2017	169	50
2016	178	51
2015	144	49
2014	189	48
2013	130	40

Productivity Index

135.5

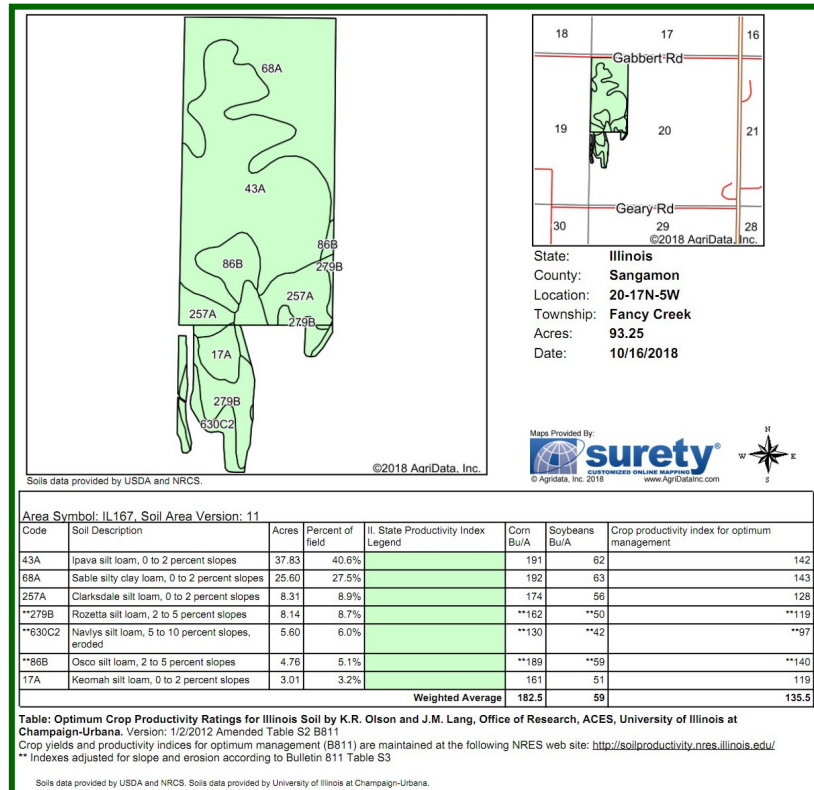
Soil Fertility

Tested May 2018
pH 5.7; P 46; K 280; 2.65% OM

2018 Crop Expenses

There are no expenses to be reimbursed.

Productivity Index Map



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1-866-765-3360

General Information

Asking Price

The Best Family LLC Farm Property is being offered for sale as follows:

120.00 Acres @ \$8,500/Acre

Property Tax Information

PIN 06-20.0-100-001

PIN 06-20.0-300-001

Property taxes paid in the year 2018 were

\$3,195.30

Seller will pay the 2018 real estate taxes due in 2019 per Sangamon County property tax information.

Mineral Rights

Mineral rights are assumed to be intact.

Copies of soil tests and preliminary title report are available upon request.

Leases

The 2019 farm leases are open.

No wind farm or solar farm leases are in place.

HEL Status - No highly erodible land.

Wetland Status - Wetland determinations not complete.

Right to Farm

Purchaser will have the right to go on the property for farming purposes upon signing the purchase contract.

Purchaser will not have to wait until closing for field operation.

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 to the buyer(s).

Terms and Conditions of Sale

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

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.

Broker Information

Heartland Ag Group of Springfield, Inc. is pleased to offer the

Best Family LLC Farm
to you.

Our contact information is:

Ernest Moody, AFM, ARA, AAC
Mobile: (217) 652-9600

Barry Houmes, AFM
Mobile: (217) 971-1631

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

Heartland Ag Group of Springfield, Inc. and its representatives are agents of the seller.



2815 Old Jacksonville Rd.
Springfield, IL 62704

Farmland Sale - 120.00 Acres
Fancy Creek Township - Sangamon County, Illinois

Heartland Ag Group of Springfield, Inc.

Farm Management Appraisals



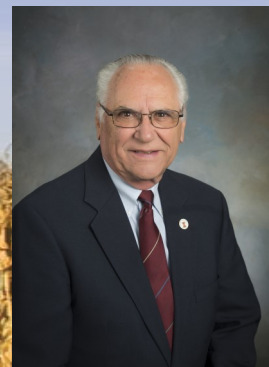
Barry Houmes, AFM
Farm Manager and
Real Estate Broker



Duane Stock, AFM
Senior Partner and
Real Estate Broker



Ernest Moody,
AFM ARA AAC
President & Senior Partner



Gene Meurer,
AFM ARA
Senior Partner

Farmland Sales & Purchases



Elfi Metz, ABR
Appraiser and
Real Estate Broker

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