



# FARMLAND AUCTION

Melanie Green Farm

**80.336 acres in Buckhart Township**

**Christian County, Illinois**

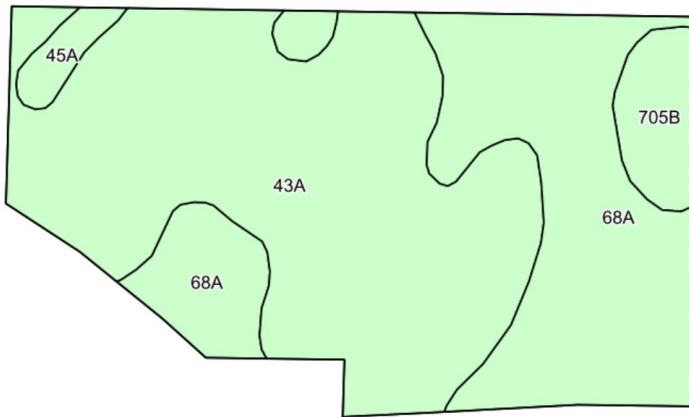
**7:00pm on November 30, 2017**

**Edinburg Community Center**



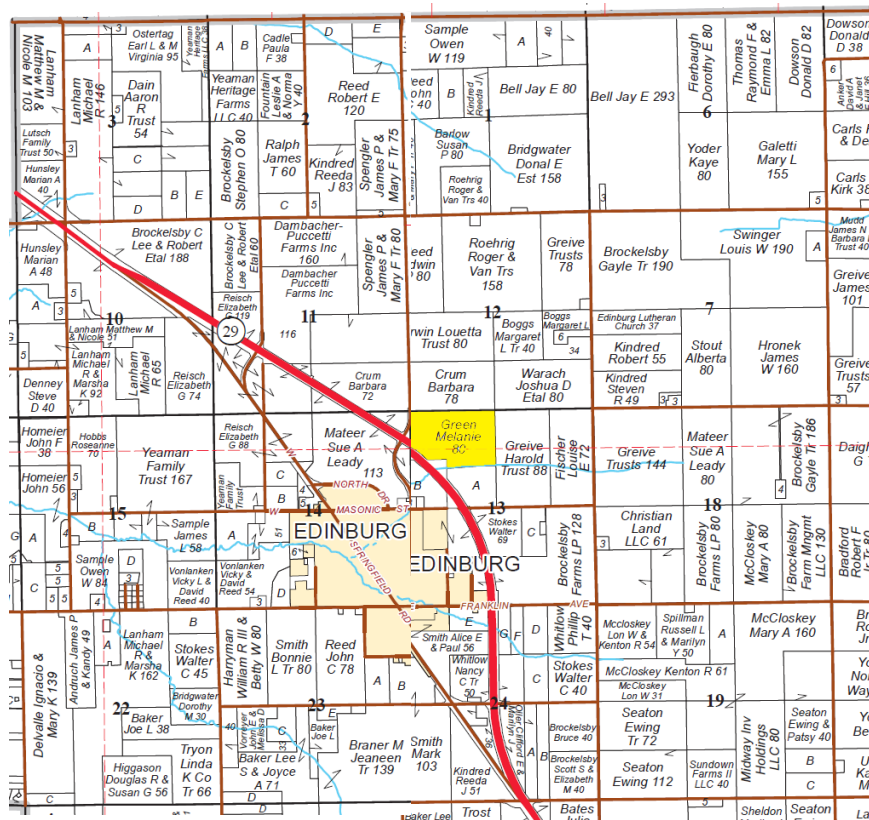
# Melanie Green Farm—80.336 Acres

# Northwest of Edinburg on Rt. 29



Area Symbol: IL021, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	44.69	56.5%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	28.75	36.3%		192	63	143
**705B	Buckhart silt loam, 2 to 5 percent slopes	4.11	5.2%		**188	**60	**141
45A	Denny silt loam, 0 to 2 percent slopes	1.59	2.0%		159	52	118
Weighted Average					190.6	62.1	141.8



## Melanie Green Farm

### Public Auction

7:00 p.m. on November 30, 2017  
Edinburg Community Center

### Soil Types

Soil types are Ipava, Sable, Buckhart and Denny. Weighted PI for the entire farm is 141+.

### Yield History

Corn—2013-2014-2016—3 yr. avg. 223  
Soybeans—2013-2015-2017—3 yr. avg. 63.5

### Soil Fertility

Tested October 2017  
pH 5.0; P1 105; K 395; 2.8% OM

### Broker Information

Heartland Ag Group of Springfield, Inc. is pleased to offer the Melanie Green 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 2017 real estate taxes due in 2018.

### Terms and Conditions

The successful bidder(s) will be asked to sign a written contract to purchase the Melanie Green Farm. A 10% down payment is required upon signing the purchase contract. The balance will be due at closing. Closing date will be 45 days from signing the purchase agreement or as mutually agreed upon between the buyer and seller. **Open lease for 2018. Buyer will be given possession at closing .**

### Property Tax Information

**PIN 03-07-13-100-001-00**

**2016 property taxes were \$2,765.60**

**\$34.43 per acre**

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

### 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 the day of the auction take precedence over any printed materials.**

**Heartland Ag Group of Springfield, Inc. and its representatives are agents of the seller,—not representing the buyer(s).**