



2815 Old Jacksonville Road
Suite 204
Springfield, IL 62704

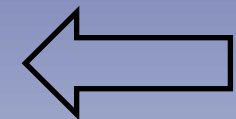
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75.67 Acres Class B Farmland Edinburgh, Illinois Ethel Miller, etal Family Farm



**North Part Looking
South from Road**

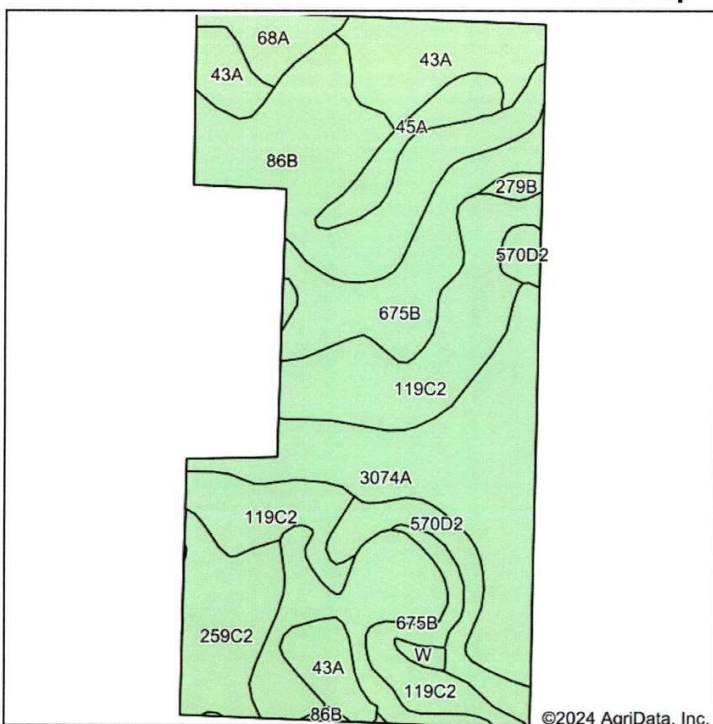


**South Part Looking South-
east from Road**

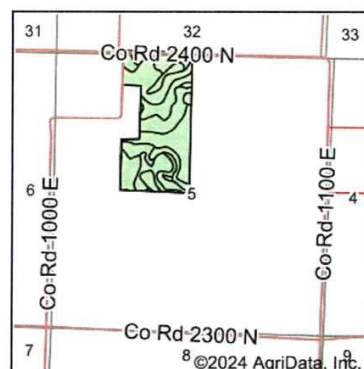


ADDDENDUM TO MILLER 75.67 ACRE BROCHURE

Soils Map



Soils data provided by USDA and NRCS.

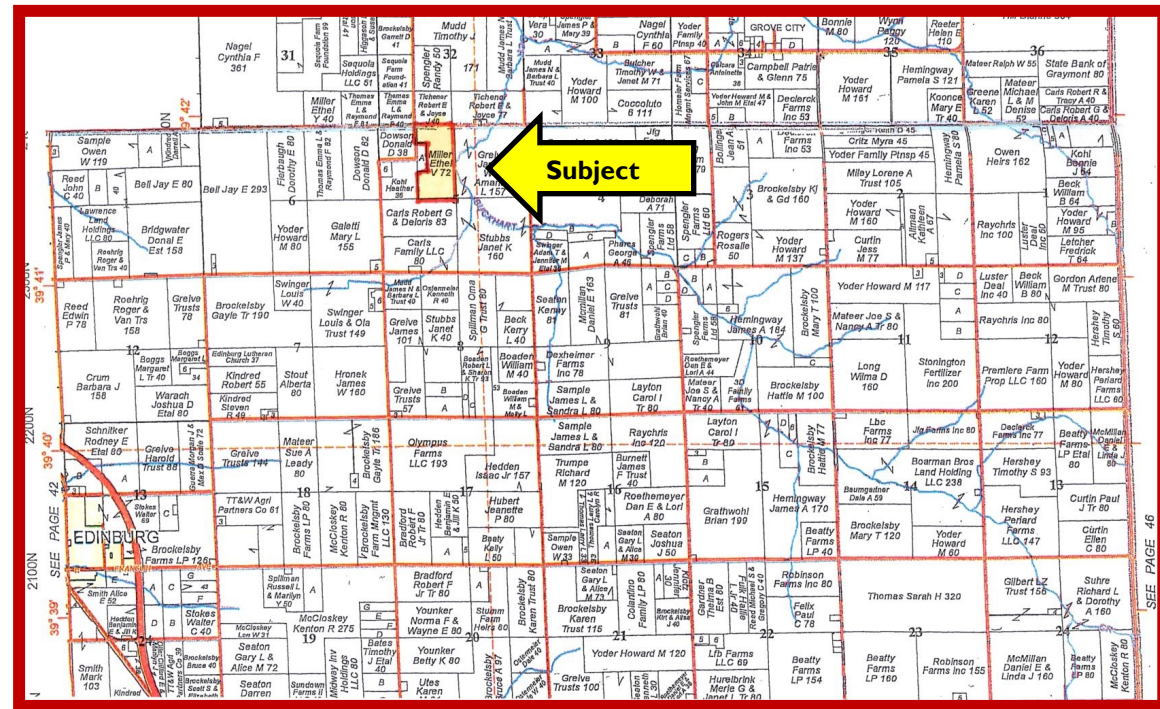


State: **Illinois**
 County: **Christian**
 Location: **5-14N-2W**
 Township: **Buckhart**
 Acres: **75.03**
 Date: **10/8/2024**



Area Symbol: IL021, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Corn	*n NCCPI Soybeans
**119C2	Elco silt loam, 5 to 10 percent slopes, eroded	14.53	19.3%	**140	**46	**104	69	45
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	12.99	17.3%	**167	**52	**122	71	66
**675B	Greenbush silt loam, 2 to 5 percent slopes	12.98	17.3%	**180	**57	**131	91	75
**86B	Osco silt loam, 2 to 5 percent slopes	11.90	15.9%	**187	**59	**138	92	78
43A	Ipava silt loam, 0 to 2 percent slopes	8.45	11.3%	191	62	142	89	77
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	5.32	7.1%	**152	**48	**111	86	66
**570D2	Martinsville sandy loam, 10 to 18 percent slopes, eroded	3.91	5.2%	**127	**40	**93	70	54
45A	Denny silt loam, 0 to 2 percent slopes	2.31	3.1%	159	52	118	67	46
**68A	Sable silty clay loam, 0 to 2 percent slopes	1.92	2.6%	**192	**63	**143	84	75
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.41	0.5%	**161	**50	**118	87	78
W	Water	0.31	0.4%					
Weighted Average				166.4	53.1	122.5	*n 80.4	*n 65.4





Location

The Ethel Miller etal. Family Farm is located approximately two miles northeast of Edinburg, Illinois

Legal Description

Following is a brief legal description of the Ethel Miller etal. Family Farm

The East One Half of the Northwest One Quarter of Section 5, Township 14 North, Range 2 West of The Third Principal Meridian, Christian County, Illinois



Tax Information

The Christian County Treasurer has provided the following real estate tax information on the Miller farm:

Parcel ID	#Acres	Taxes Pd2024	Rate/Ac.
03-08-05-100-002-00	75.67	\$1,941.60	\$25.66

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.

Asking Price

The asking price of the Ethel Miller etal. Farm is

\$13,500 /Acre for 75.67 Acres = \$1,021,545.00

By the original survey, the East Half of the Northwest One Quarter of Section 5 contains 83.67 acres. In 2006, one of the heirs received title to 8 acres on the west side, but the farm continued to be operated as one tract. The records at the Christian County FSA office showed a total of 70.43 acres tillable . A hand counted review of the tillable acres in the 8.00 acres showed the tillable acres to be approximately 2.3 acres, leaving an estimated 68.43 acres (more or less) tillable in the 75.67 acres being sold.

THESE ACREAGES ARE APPROXIMATE

Terms and Conditions of Sale

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

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.

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

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