



FARMLAND FOR SALE

Ransom Trust Farms

**Two 40 Acre Tracts in Athensville Township
Greene County, Illinois**



Visit www.Heartland.ag for more details

An aerial photograph of a rural landscape. A yellow boundary outlines a specific area in the center-right. Within this yellow boundary, there are two labels: '40.02' and '40.03'. Outside the yellow boundary, there are several other labels: '4-12N-10W' in the top left, '3-12N-10W' in the top right, '9-12N-10W' in the bottom left, and '10-12N-10W' in the bottom right. The landscape consists of green fields, dark green wooded areas, and some buildings in the top right corner.



Ransom Trust Farms

Two 40 Acre Tracts

East Tract-25 acres tillable, 15 acres woods*

West Tract-18 acres crop and pasture, 1.5 acre pond, 20 acres woods*

*Acreage breakdowns are approximate!

Farm is enrolled in **ARC-CO**
for Corn and Soybeans

Sale Price

The Ransom Trust Farms are listed
for \$3,500 per acre.
40+/- acres total — \$140,000.00

Broker Information

Heartland Ag Group of Springfield, Inc. is pleased to offer the Ransom Trust properties 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 2016 real estate taxes due in 2017.

Terms and Conditions

The buyer(s) will be asked to sign a written contract to purchase the Ransom Trust farms. 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. **Open lease for 2017. Buyer will be given possession at closing after harvest of the 2016 crops by the current farm tenant.**

Property Tax Information

The property tax re-allocation is not completed. Taxes are estimated to be in the range of \$7.50 to \$8.00 per acre.

Surveys will be completed!

E-mail: 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. **Heartland Ag Group of Springfield, Inc. and its**



2815 Old Jacksonville Rd.
Springfield, IL 62704



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**Two 40 Acre
Tracts**

\$3,500/Acre

**Athensville Township
Greene County, Illinois**