



AG SERVICES

6 Heartland Drive Suite A
Bloomington, IL 61704

Presents the:

The Creek Township Farm

79.50 Acres +/-

**Creek Township
DeWitt County, Illinois**



Dan Patten, Broker (309) 530-1575

dpatten@firstmid.com

David Klein, Designated Managing Broker (309) 665-0961

dklein@firstmid.com

GENERAL INFORMATION

SELLER: Semke Farm

METHOD OF SALE: Private Treaty Listing

DESCRIBED AS: The East ½ of the Southeast ¼ of Section 28, Township 19 North, Range 3 East of the 3rd Principal Meridian, EXCEPT the following described tract: ½ acre in a square piece in the Southeast corner of the Southeast ¼ of Section 28, Township 19 North, Range 3 East of the 3rd Principal Meridian, situated in DeWitt County, Illinois.

LOCATION: 5 miles northeast of Maroa, IL-take the county line rd 5.5 mi. east,
Turn left and go 1 mile north to the farm marked with signs.
6.5 miles southwest of Weldon, IL
7 miles southeast of Clinton, IL at the corner of 1000N & 1500E

LISTING PRICE: \$17,950 per acre or \$1,427,025.00

FEATURES: High percentage tillable
Near excellent grain markets
Soil Productivity Index of 139.1



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Daniel Patten, Broker at 309-530-1575

David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117

dklein@firstmid.com

firstmidag.com



TERMS AND CONDITIONS

CONTRACT:	Buyer(s) will enter into a Seller provided contract with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. All property will be sold “as is”.
TITLE:	Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.
LEASE & POSSESSION:	The Seller will execute a lease termination notice so the farm will be open to lease for the 2024 growing season. Seller to retain Landowner’s share of 2023 rents, crop sales, and government payment proceeds. Buyer to receive Landowner’s share of 2024 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner’s share of the 2023 crop expenses. The Buyer shall pay 100% of the 2024 crop expenses, incurred prior to closing. Plowdown fertilizer and anhydrous has been incorporated after harvest. Details for reimbursement available on page 7.
REAL ESTATE TAXES:	The 2022 real estate taxes payable in 2023 have been paid. The Seller will give a credit at closing for any unpaid 2023 real estate taxes payable in 2024. All future year’s real estate taxes to be paid by the Buyer.
MINERALS:	All mineral rights owned by the Sellers will be conveyed.
DISCLAIMER:	The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold “as is”. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all Buyers make an independent inspection of the property.
AGENCY:	Daniel S. Patten is a designated agent with First Mid Wealth Management Company and represents the Sellers in this transaction.

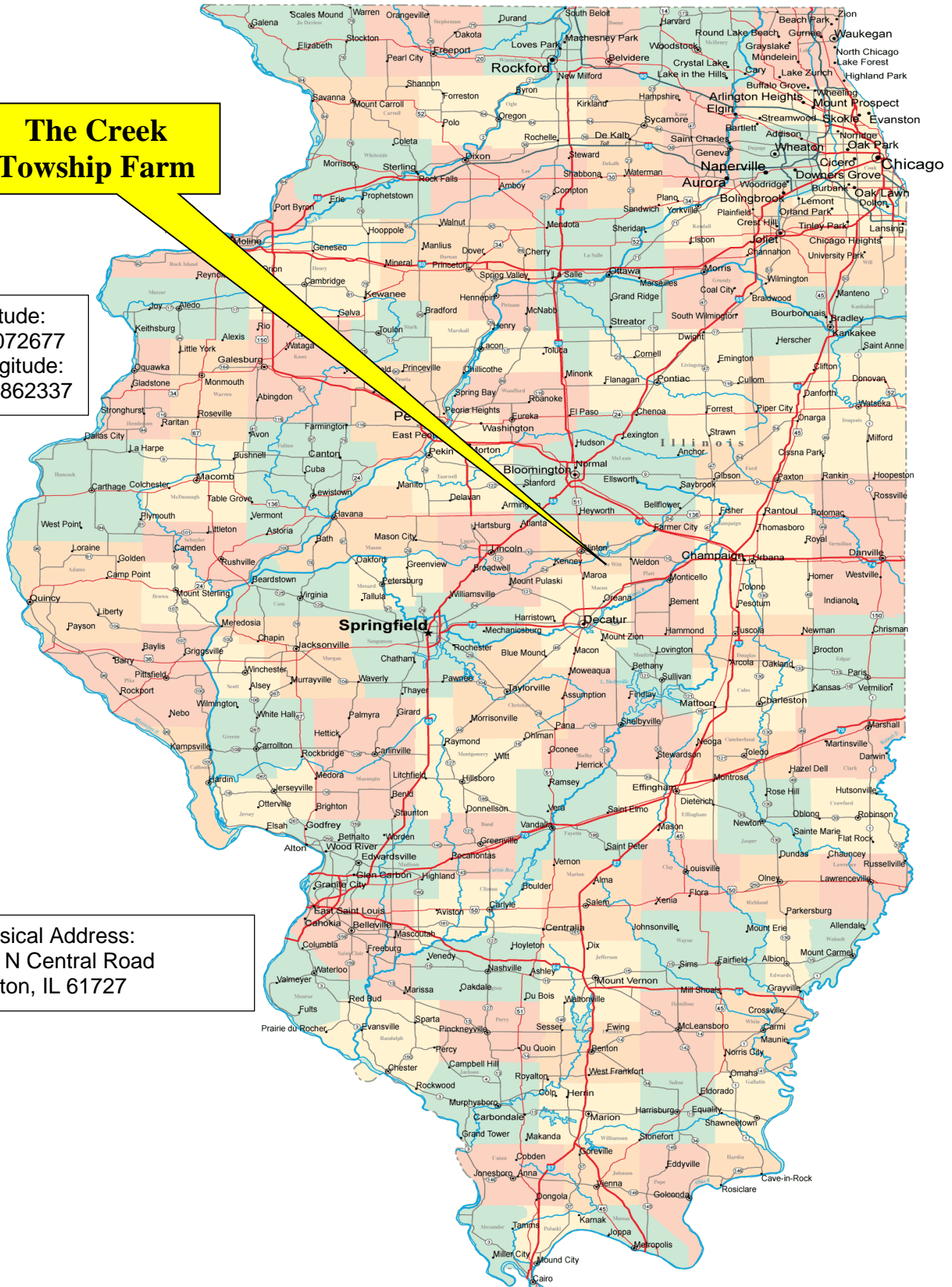


AREA MAP

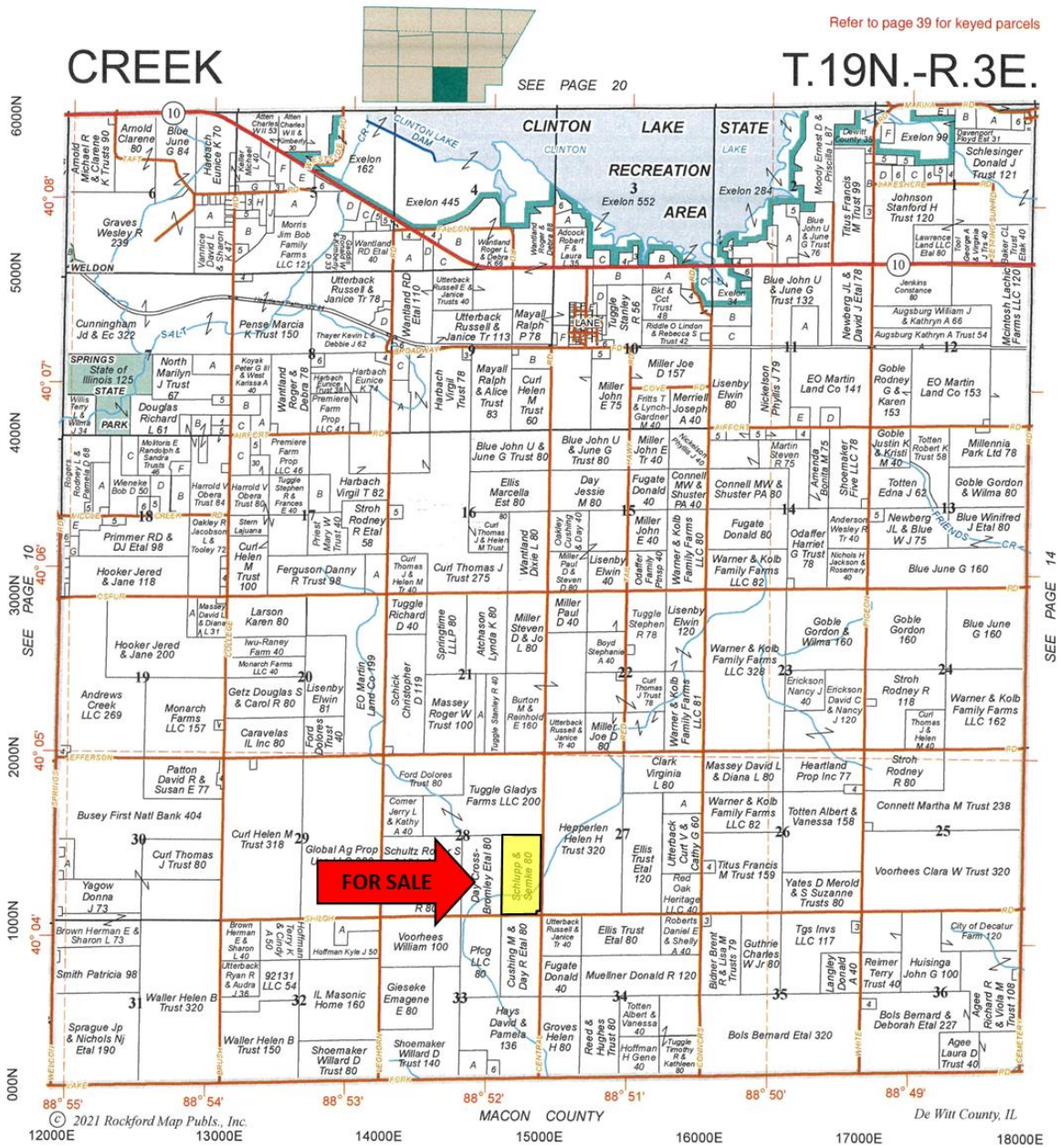
The Creek Towship Farm

Latitude:
40.072677
Longitude:
-88.862337

Physical Address:
125 N Central Road
Clinton, IL 61727



PLAT MAP



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AERIAL PHOTOGRAPH



Source: AgriData, Inc All lines are approximate.

FSA INFORMATION

FSA FARM # / TRACT #	262/393
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Tract does not contain a wetland or farmed wetland
FSA FARMLAND ACRES	78.79
DCP CROPLAND ACRES	78.79
CORN BASE ACRES	47.54
PLC YIELD CORN	164
SOYBEAN BASE ACRES	28.96
PLC YIELD SOYBEANS	62

Source: DeWitt County, Illinois USDA FSA Office

ADDITIONAL INFORMATION

REAL ESTATE TAX INFORMATION:

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2022 Assessment</u>	<u>2022 Tax Rate</u>	<u>2022 Taxes Paid in 2023</u>
13-28-400-003	79.5	\$49,345	5.84769%	\$3,212.12

Taxing bodies: Clinton U 15, County Tax, Creek Road District, Creek Township, DeWitt Ambulance District, FPD Clinton Comm., MTA2-Creek/Nixon, Richland Jr C 537, V. Warner Library, Creek Union #1

YIELD HISTORY:

Year	Corn (bushels/acre)	Soybeans (bushels/acre)
2016	225.4	
2017		73.5
2018	240.3	
2019		74.8
2020	206.3	
2021		79.3
2022	237.6	
2023		80.7
Average:	227.4	77.1

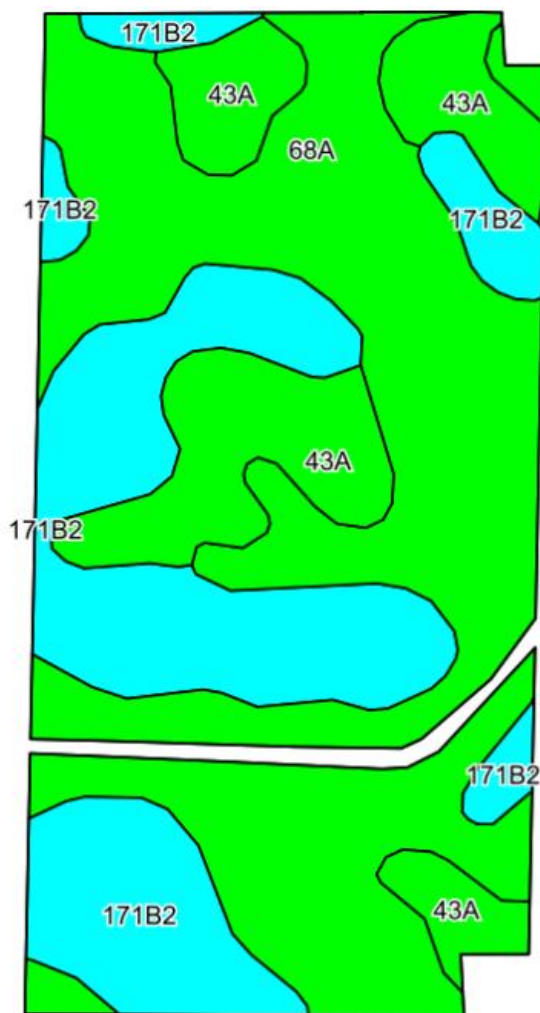
SOIL TEST: Average of samples pulled June 2020.

# of Samples	pH	P (lbs/acre)	K (lbs/acre)
35	6.3	72	374

REIMBURSEMENT FOR 2024 CROP INPUTS:

- Limestone Total = \$1,751.70
 - 58.39 tons at \$30/ton
- Plowdown Total = \$6,613.37
 - 5.21 tons MAP at \$640/ton
 - 6.76 tons Potash at \$425/ton
 - 11.97 tons Tax at \$1/ton
 - 78.8 acres Application at \$5/acre
- Anhydrous Total = \$5,274.00
 - 6.594 tons NH3 at \$515/ton
 - 19.7 gal N-Serve at \$51.00/ton
 - 6.594 tons Tax at \$1/ton
 - 78.8 acres Application at \$11/acre
- Tillage Total = \$1,497.20
 - 78.8 acres at \$19/acre

SOIL MAP



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Source: AgriData, Inc. All lines and estimates are approximate.

<u>Soil Name</u>	<u>Acres</u>	<u>Soil #</u>	<u>Corn Bu/A</u>	<u>Soybean Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Sable silty clay loam, 0-2% slopes	40.69	68A	192	63	143	51.6%
Catlin silt loam, 2-5% slopes	24.49	171B2*	178**	56**	131**	31.1%
Ipava silt loam, 0-2% slopes	13.61	43A	191	62	142	17.3%
Estimated Weighted Soil Productivity using Bulletin 811:					139.1	100%

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates a 187.5 weighted average and 60.7 on soybean yield PI for this farm.

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.