



# Farmland Auction

**TIMED ONLINE ONLY** - Visit Website for Bidding Instructions



**Soft Close: February 19, 2025 at 10:00 AM**

**125.05 Surveyed Acres in 3 Tracts  
Pearl Township, Pike County, Illinois**



**Matt Myers, Broker**

Matthew.Myers@FirstIllinoisAgGroup.com

225 N. Water St.  
Decatur, IL 62523

447.233.1246

**FIRST ILLINOIS  
AG GROUP**



[www.FirstIllinoisAgGroup.com](http://www.FirstIllinoisAgGroup.com)

# Heavner Farmland Auction

## General Description

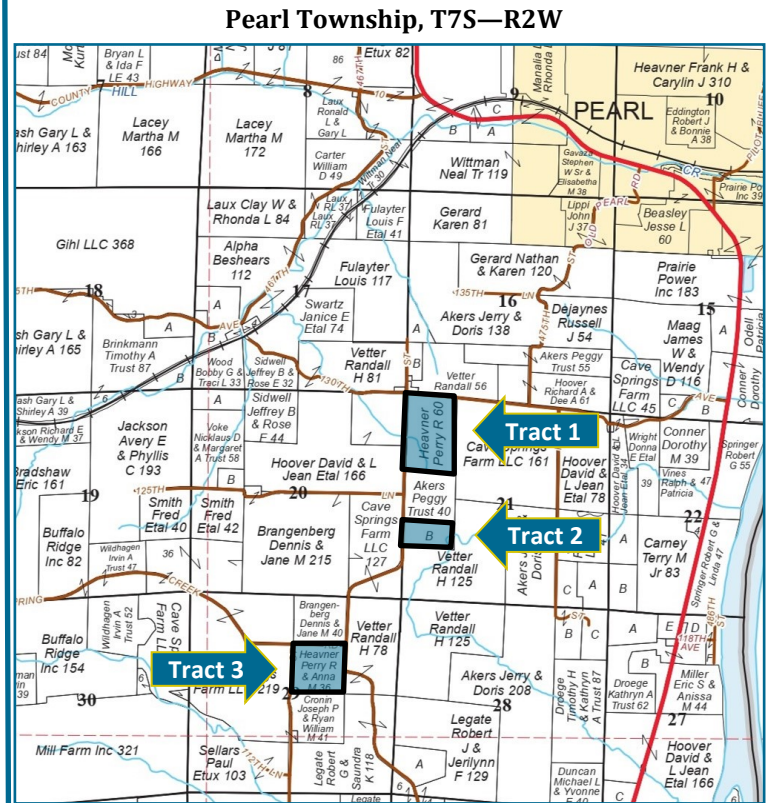
**Soft Close: February 19th, 2025 at 10:00 AM**

We are pleased to offer **125.05 Surveyed Acres** in three distinct tracts to the public via an online only land auction. There is no live component to this auction, but the Auctioneer and Staff will be available leading up to the scheduled close of the bidding process. Interested bidders will be directed to [www.firstillinoisaggroup.com](http://www.firstillinoisaggroup.com) to register and bid on three high quality tracts of Pike County farmland.

Locally known as the Heavner Farm, the property will be offered in three parcels - **Tract #1 is 63.03 surveyed acres** with 62.25 tillable acres (98.8% tillable) and has a soil P.I. of 123.8, **Tract #2 is 20.89 surveyed acres** with 20.90 tillable acres (100% tillable) and has a soil P.I. of 121.8, and **Tract #3 is 41.13 surveyed acres** with 22.64 tillable acres (55.0% tillable) and has a soil P.I. of 107.6. Tracts 1 and 2 represent high quality tillable land while Tract 3 has good tillable land with recreational potential. Look for the auction sign and tract markers as you inspect the property.

Contact **Matt Myers** at **447-233-1246** for more information.

## Plat of Property - Pike County, IL



Reproduced with permission from Rockford Maps.

## AERIAL MAP OF SALE PROPERTY



**Matt Myers, Broker 447-233-1246**

**TRACT**  
**1**

**63.03 Surveyed Acres**

**REAL ESTATE TAX DATA - Tract 1**

Parcel No.	Acres	Taxes	Per Acre
7202601	40.40	\$ 1,194.32	\$ 29.56
7202602	20.04	\$ 595.56	\$29.72

**Soils:** Caseyville and Winfield

**811 Soil PI Rating:** 123.8

**FSA Tillable Acres:** 62.25

**Access:** 130th Av. and 470th St.

**General:** Excellent tract of nearly level to gently sloping tillable acreage located 1.5 miles southwest of Pearl, Illinois. This tract has excellent access.

*FSA Info, Soil Map, & Topo Map are posted Online.*



**TRACT**  
**2**

**20.89 Surveyed Acres**

**REAL ESTATE TAX DATA - Tract 2**

Parcel No.	Acres	Taxes	Per Acre
7202606	19.33	\$ 562.10	\$ 29.08

**Soils:** Caseyville, Menfro, and Winfield

**811 Soil PI Rating:** 121.8

**FSA Tillable Acres:** 20.90

**Access:** 470th St.

**General:** Excellent tract of nearly level to gently sloping tillable acreage located 2.0 miles southwest of Pearl, Illinois. This tract has excellent access and is one-quarter mile directly south of Tract 1.

*FSA Info, Soil Map, & Topo Map are Posted Online.*



**TRACT**  
**3**

**41.13 Surveyed Acres**

**REAL ESTATE TAX DATA - Tract 3**

Parcel No.	Acres	Taxes	Per Acre
7203203	36.45	\$ 526.74	\$ 14.45

**Soils:** Winfield, Menfro, and Baylis

**811 Soil PI Rating:** 107.6

**FSA Tillable Acres:** 22.64

**Access:** Spring Creek Rd., 465th and 470th. St.

**General:** Good quality tract of rolling cropland with wooded acreage.

*FSA Info, Soil Map, & Topo Map are Posted Online.*



**TERMS AND TITLE**

**Procedure**

This property is being offered in three distinct tracts. **Bidding will be on a per acre basis with the winning bid multiplied by the Surveyed Acres** to determine the contracted price. This is not an absolute auction, seller confirmation is required prior to entering into the Contract for Sale of Real Estate. The seller reserves the right to reject any and all bids and to waive any and all bidding informalities or irregularities.

**Down Payment & Closing**

Ten percent (10%) down payment will be required with executed Contract for Sale of Real Estate with the balance due at closing. Closings will be on or before March 21, 2025.

**Title Policy/Minerals**

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

**Possession**

Possession will be granted at closing of this transaction, subject to the tenant in possession.

**Lease and Crop Expenses**

Possession will be granted at closing of this transaction. The lease is open for 2025.

**Real Estate Taxes**

The successful buyer will be credited at closing for the 2024 real estate taxes payable 2025.

**Disclaimer**

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

**Agency Disclosure**

First Illinois Ag Group and its staff are agents of the Seller and, in that capacity, represent only the Seller.



# FIRST ILLINOIS AG GROUP

225 N. Water St.  
Decatur, IL 62523

## ➤ Farmland for Sale Pike County, Illinois

## Enhancing Farmland Ownership

FIRST ILLINOIS  
AG GROUP



### Decatur Office

225 North Water Street  
Box 2548  
Decatur, IL 62525-2548

**Bruce Huber**, Senior Vice President  
AFM, ARA, Certified Appraiser,  
Managing Broker  
217.521-3537  
Bruce.Huber@firstillinoisaggroup.com

**Megan Fredrickson** Farm Manager  
Broker, Associate Appraiser  
217.809-4949  
Megan.Fredrickson@firstillinoisaggroup.com

**Matthew Myers** Farm Manager  
Broker, Associate Appraiser  
447.233-1246  
Matthew.Myers@firstillinoisaggroup.com

### O'Fallon Office

138 Eagle Drive  
Suite B  
O'Fallon, IL 62269

**Dale Kellermann**, Senior Vice President  
AFM, Certified Appraiser, Broker  
618.622-9490  
Dale.Kellermann@firstillinoisaggroup.com

**Mark Nappier**, Farm Manager  
Broker, Associate Appraiser  
618.622-9465  
Mark.Nappier@firstillinoisaggroup.com

Farm Management - Brokerage - Land Auctions - Rural Appraisals

Matt Myers, Broker 447-233-1246