

Farmland For Sale



Lincoln University Farm

425.35 Acres Prime Farmland

Oran & East Lincoln Townships Logan County, Illinois

The Lincoln University farm is located 3 miles east of Lincoln, Illinois. The soils are primarily Ipava, Sable, and Tama with a productivity index of 140.3. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**

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▼ Location

The Lincoln University farm is located 3 miles east of Lincoln, Illinois. Access to the farm is provided by township roads. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Below is a brief legal description of the Lincoln University farm:

Parcel ID #: 08-036-005-00 (232.85 acres) Parcel ID #: 08-036-006-00 (78.50 acres) Parcel ID #: 04-031-006-00 (114.00 acres)

The East 240 acres of the S 1/2 of Section 36 except a 2.65 acre tract; the W 1/2 of the SW 1/4 of Section 36, Township 20 North, Range 2 West, and the West 114 acres of the S 1/2 of Section 31, Township 20 North, Range 1 West of the 3rd PM, all in Logan County, Illinois (containing 425.35 acres more or less).

▼ Farm Operator and Lease

The Lincoln University farm is operated under the terms of a cash rent lease. The west 311.35 acres is operated by Gary and Kyle Atteberry. The east 114 acres is operated by James Brown. Corn and soybeans are the primary crops grown in the area.

▼ FSA Data

The following information was provided by the Logan County Farm Service Agency (FSA) office in Lincoln, Illinois:

Tract	Tract
<u>5419</u>	<u>5420</u>
5377	7103
311.14	108.53
293.39	107.39
257.20	65.35
195	183
35.40	41.73
58	51
	5419 5377 311.14 293.39 257.20 195 35.40

Note - The Logan County FSA office has verified there are no wetlands or highly erodible acreage identified in this property.

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Lincoln University farm:

		2020	2020 Taxes	Rate
Parcel ID#	<u>Acres</u>	Assessed Value	Payable in 2021	Per Acre
08-036-005-00	232.85	\$11,550	\$868.94	\$3.73
08-036-006-00	78.50	\$3,880	\$291.90	\$3.72
04-031-006-00	114.00	\$5,540	\$405.46	\$3.56
	425.35	\$20,970	\$1,566.30	\$3.68

Note - Taxes on the farm are significantly lower due to the tax status of Lincoln University.

▼ Aerial Photograph



Aerial photograph was provided by AgriData. Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Lincoln University farm (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

			% of	Productivity	Productivity
Soil #	Soil Type	<u>Acres</u>	<i>Farm</i>	Index (811)	Index (1156)
43	Ipava silt loam	121.40	30.3%	142.0	160.0
68	Sable silty clay loam	97.40	24.3%	143.0	155.0
737	Tama silt loam (sandy)	51.80	12.9%	139.0	150.0
748	Plano silt loam (sandy)	37.20	9.3%	135.0	140.0
737	Tama silt loam (sandy)	32.90	8.2%	137.6	148.5
107	Sawmill silty clay loam	27.90	7.0%	139.0	140.0
199	Plano silt loam	11.40	2.8%	140.6	143.6
748	Plano silty loam (sandy)	8.80	2.2%	133.7	138.6
198	Elburn silt loam	2.80	0.7%	143.0	155.0
726	Elburn silt loam (sandy)	2.80	0.7%	136.0	155.0
272	Edgington silt loam	1.80	0.4%	124.0	125.0
198	Elburn silt loam	1.60	0.4%	143.0	155.0
148	Proctor silt loam	1.50	0.4%	135.0	140.0
152	Drummer silty clay loam	1.48	0.4%	144.0	150.0
	Weighted Averages	400.78	100%	140.3	152.0
	Non-tillable	<u>24.57</u>			
	Total	425.35			

▼ Wind Farm Contract

This entire farm is involved in the Invenergy Wind Farm contract signed in April 2017. No development has taken place. To discuss the details of this arrangement please call Heartland Ag Group Ltd.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for each tract of land purchased. A preliminary title commitment will be furnished upon request. Please give us a call.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Lincoln University farmland. Heartland Ag Group Ltd. will make copies of that contract available at your request. A 10% down payment 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. This information is subject to verification and no liability for errors or omissions assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. for an appointment.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyers or prospective buyers.

▼ Listing Price
Heartland Ag Group Ltd. is offering the Lincoln University farmland for sale as follows:

425.35 acres @ \$16,500 per acre = \$7,018,275 in total

▼ Real Estate Broker

Real Estate Broker Heartland Ag Group Ltd. is pleased to offer this property to you. You may contact us as follows:

> Dale E. Aupperle, AFM, ARA Designated Managing Broker

President - Heartland Ag Group Ltd.

1401 Koester Drive Forsyth, IL 62535

Office: (217) 876-7700 Fax: (217) 876-7724

E-mail: dale@heartlandaggroup.com Web: www.heartlandaggroup.com



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ Rural Appraisal

Jeremy L. Crouch, is a State Certified General Appraiser with experience in farmland valuations ranging from estate appraisals to complex land divisions.

▼ Farm Management

Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle

President



Ryan E. Aupperle *Farm Manager*



Jeremy L. Crouch

Rural Appraiser



Heartland Ag Group, Ltd. 1401 Koester Drive Forsyth, IL 62535 Office: 217-876-7700 Fax: 217-876-7724

E-mail: corp@heartlandaggroup.com Web: www.heartlandaggroup.com

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