

Farmland For Sale

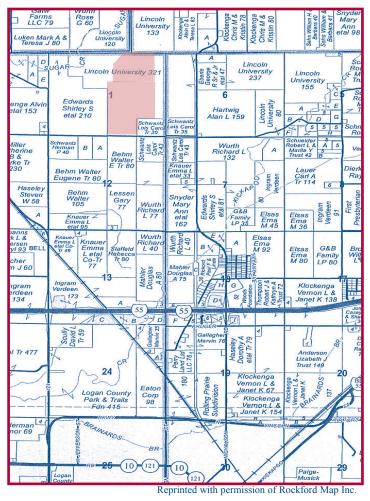


Lincoln College Farm

190.21 Acres Prime Farmland

West Lincoln Township Logan County, Illinois

The Lincoln College farmland is located 3 miles directly north of Lincoln, Illinois. The soils are primarily Sable, Ipava and Osco with a productivity index of 138.7 Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**



Location

The Lincoln College farmland is located 3 miles directly north of Lincoln, Illinois. Public access to the property is provided by a township road on the south boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

An exact legal description is available upon request. Lincoln College is splitting this 190.21 acre parcel off of a larger tract. The farmland available for sale is a part of the following parcel ID numbers in Logan County:

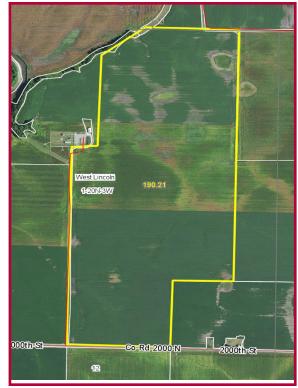
Parcel ID #12-001-001-00 (190.81 acres) Parcel ID #12-001-003-00 (130.00 acres)

The Cox survey shows 190.21 acres located in Section 1, Township 20 North, Range 3 West of the 3rd PM, West Lincoln Township, Logan County, Illinois.

▼ Farm Operator and Lease

The Lincoln College farm has been operated under the terms of a variable cash rent lease for year 2016 by Chris Klockenga. The primary crops grown in the area are corn and soybeans. Chris does an excellent job and would like to continue his farming operation for the new owners.





Aerial photograph was provided by the AgriData. Inc.

▼ Tax Information

This farm is a part of a larger overall ownership unit. The Logan County Treasurer has provided the following real estate tax information on the Lincoln College farmland:

		2015	2015 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2016</u>	<u>Per Acre</u>
12-001-001-00	190.81	\$9,500	\$672.18	\$3.52
12-001-003-00	<u>130.00</u>	<u>\$6,410</u>	<u>\$453.54</u>	<u>\$3.49</u>
	320.81	\$15,910	\$1,125.72	\$3.51

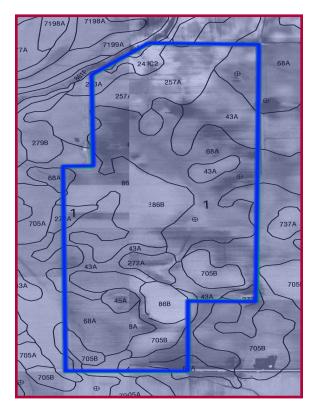
FSA Data

The following information is part of a larger overall ownership unit and was provided by the Logan County Farm Service Agency *(FSA)* office in Lincoln, Illinois:

Farm No:	6962
Tract No.	1630
Total Acres	214.32
Tillable Acres	183.90
Corn Base Acres	118.30
PLC Corn Yield	142
Soybean Base Acres	61.70
PLC Soybean Yield	51
Wheat Base Acres	3.90
PLC Wheat Yield	45

Note - The Logan County FSA office has verified that there are no highly erodible acreage. This tract contains a farmed wetland.

▼ Soil Map



Soil Productivity

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

			% of	Productivity	Productivity
<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	Farm	<u>Index (811)</u>	<u>Index (1156)</u>
68	Sable silty clay loam	62.23	32.7%	143.0	155.0
43	Ipava silt loam	46.69	24.5%	142.0	160.0
86	Ôsco silt loam	29.89	15.7%	139.6	148.5
257	Clarksdale silt loam	17.57	9.2%	128.0	135.0
705	Buckhart silt loam	17.43	9.2%	140.6	148.5
272	Edgington silt loam	6.82	3.6%	124.0	125.0
243	St. Charles silt loam	2.94	1.5%	113.5	117.5
45	Denny silt loam	2.36	1.2%	118.0	110.0
243	St. Charles silt loam	1.85	1.0%	122.0	125.0
705	Buckhart silt loam	1.46	0.8%	142.0	150.0
861	Ursa-Hickory complex (e)	0.78	0.5%	70.4	56.0
17	Keomah silt loam	0.19	0.1%	119.0	125.0
	Weighted Averages	190.21	100%	138.7	149.8
	Non-tillable	<u>0.00</u>			
	Total	190.21			

▼ Pattern Tile Drainage

In 2015 approximately 14,000 feet of drainage tile was installed that substantially enhanced the drainage and productivity of a significant area lying east of the Creekside Outdoor Center. Drainage was provided by a 12 inch outlet connected to lateral lines. A map will be furnished upon request.

Property Survey

Cox Surveying of Findlay, Ilinois has completed a boundary survey of the Lincoln College Farm. A copy of this survey document shows 190.21 acres and is available upon request.

▼ 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 College 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.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Lincoln College farmland for sale as follows:

190.21 acres @ \$10,850 per acre = \$2,063,779 in total

v 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 President - Heartland Ag Group Ltd. 1401 Koester Drive, Suite 100 Forsyth, IL 62535 Office: (217) 876-7700 Fax: (217) 876-7724 E-mail: dale@heartlandaggroup.com Web: www.heartlandaggroup.com



Heartland Ag Group Ltd. 1401 Koester Drive Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

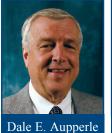
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

Rural Appraisal

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

v 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.



President

Heartland Ag

Group Ltd.







Rural Appraiser Heartland Ag Group, Ltd. 1401 Koester Drive

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Ryan E. Aupperle