



Heartland Ag
Group Ltd.

Farmland For Sale

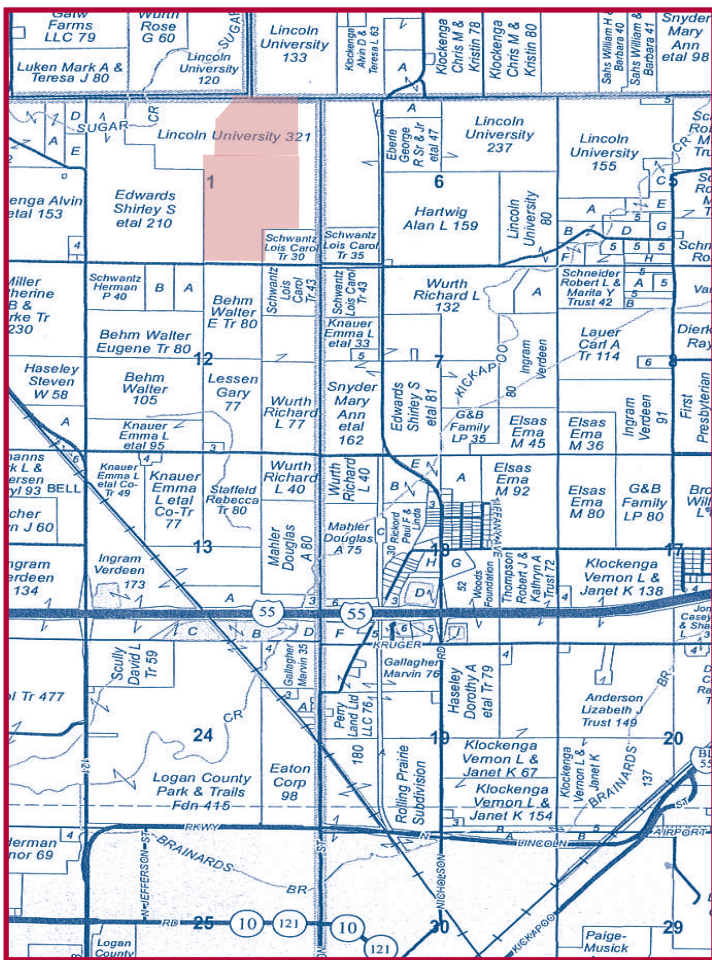


Lincoln College Farm

190.21 Acres
Prime Farmland

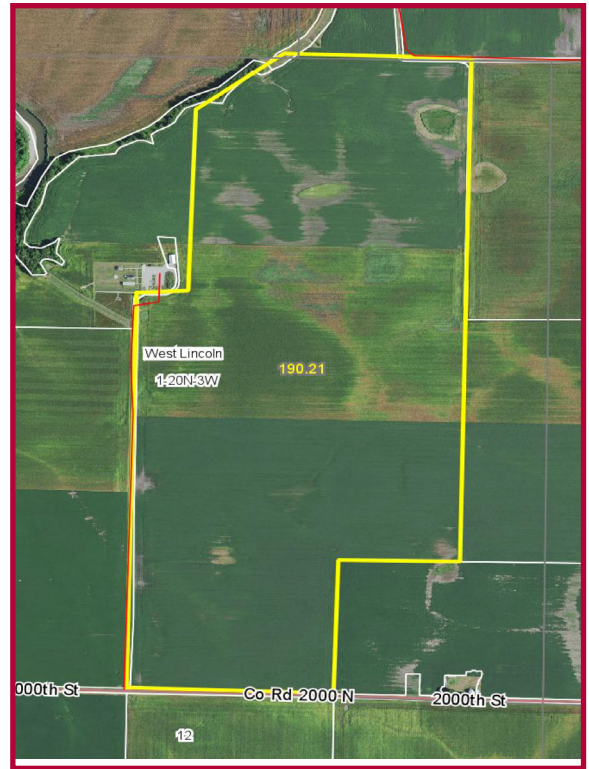
West Lincoln Township
Logan County, Illinois

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.**



Reprinted with permission of Rockford Map Inc.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ 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.

▼ 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:

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



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



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

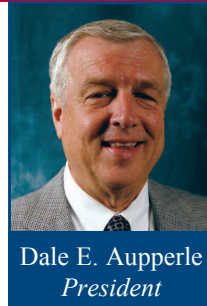
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ Rural Appraisal

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

▼ 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



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