

Farmland For Sale

Lincoln College Farm

268.97 Acres
Top Quality Farmland

Lake Fork Township Logan County, Illinois

The Lincoln College farmland is located 3 1/2 miles southwest of Latham, Illinois. The soils are primarily Sawmill with a productivity index of 138.0. Details on the farm are in this brochure. *Don't miss this investment opportunity*. **Heartland Ag Group Ltd. signs mark the property.**

Gregory Gregory L 80 L 40 Taps Lehn-Shimer Farm LLC 60 Cann AMC Gee Mark W 63 Eleanor 77 Fox Sara See Greithwool John Sara See Greithwool Son John 40	non Farms Inc 280	Robert L & A Dease Edith V Est 140 Fran Juds: 80 A Hostetler Thomas K Roger W Trs. etal 67 D Rust Repaired A Trust 51	k Power	Stahi Bruce H & Emma Jean Tra 68 Marilyn Rotricle 174 AT .31 W. Art .31 W.	M 66 Buth Victor Will Wetal 71
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S & Dorothy IIC Fai		Miller John Jelal 100 Huss Adair Jelal 100 Fall	Wolf Joan Trust 17 Stahl James B etal 201 Buckles Leiand E	Bender Richard E etal 80 Gruen Susan Ann Tr & Melone Jeanne 85 Bruntjen Structure St	
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▼ Location

The Lincoln College farm is located 3 1/2 miles southwest of Latham, Illinois. Public access to the property is provided by a township road which forms the east boundary of the farm. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description for the Lincoln College farmland:

Parcel ID # 01-008-014-00 (111.26 acres) Parcel ID # 01-008-017-00 (157.71 acres)

The North Half (N 1/2) of the Southeast Quarter (SE 1/4); the North Half (N 1/2) of the Southwest Quarter (SW 1/4); and part of the Northwest Quarter (NW 1/4) all in Section Eight (8), Township Seventeen North (T17N), Range One West (R1W) of the 3rd Principal Meridian, Logan County, Illinois.

▼ Farm Operator and Lease

The Lincoln College farm is being operated under the terms of a variable cash rent lease for year 2015 by Doug Martin. The primary crops grown in the area are corn and soybeans. Doug does an excellent job and would like to continue his farming operation for the new owners.

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Lincoln College farmland:

		2014	2014 Taxes	Rate
Parcel ID#	<u>Acres</u>	Assessed Value	Payable in 2015	Per Acre
01-008-014-00	111.26	\$5,510	\$502.76	\$4.52
01-008-017-00	157.71	\$7,850	\$715.64	\$4.54
	268.97	\$13,360	\$1,218.40	\$4.53



Aerial photograph was provided by the AgriData. Inc.

▼ 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>	<u>Farm</u>	Index (811)	Index (1156)
107	Sawmill silty clay loam	204.90	91.5%	139.0	140.0
191	Knight silt loam	6.00	2.7%	121.0	120.0
198	Elburn silt loam	4.20	1.9%	143.0	155.0
243	St. Charles silt loam	4.10	1.8%	120.8	123.8
107	Sawmill silty clay loam	2.10	0.9%	139.0	140.0
199	Plano silt loam	1.60	0.7%	140.6	143.6
861	Ursa-Hickory complex	0.80	0.4%	78.3	63.0
748	Plano silt loam, sandy substratun	n 0.20	0.1%	133.7	138.6
<u>74</u>	Radford silt loam	0.10	0.0%	136.0	140.0
	Weighted Averages	224.00	100%	138.0	139.2
	Non-tillable	<u>44.97</u>			
	Total	268.97			

▼ FSA Data

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

Farm No: 311
Tillable Acres 224.
Corn Base Acres 169.
Direct Payment Corn Yield 12:
Counter-cyclical Payment Corn Yield 150
Soybean Base Acres 54
Direct Payment Soybean Yield 3:
Counter-cyclical Payment Soybean Yield 4:

Note - The Logan County FSA office has verified that there are no highly erodible acreage or wetland. There are 26.2 acres of cropland enrolled in CRP filterstrip programs. These acres are under contract #902 and have an annual payment of \$5,009 with an expiration of September 2021.

▼ 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:

268.97 acres @ \$9,250 per acre = \$2,487,972.50 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

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



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.



President



Ryan E. Aupperle Farm Manager



Jeremy L. Crouch Farm Manager

▼ 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.