



Heartland Ag
Group Ltd.

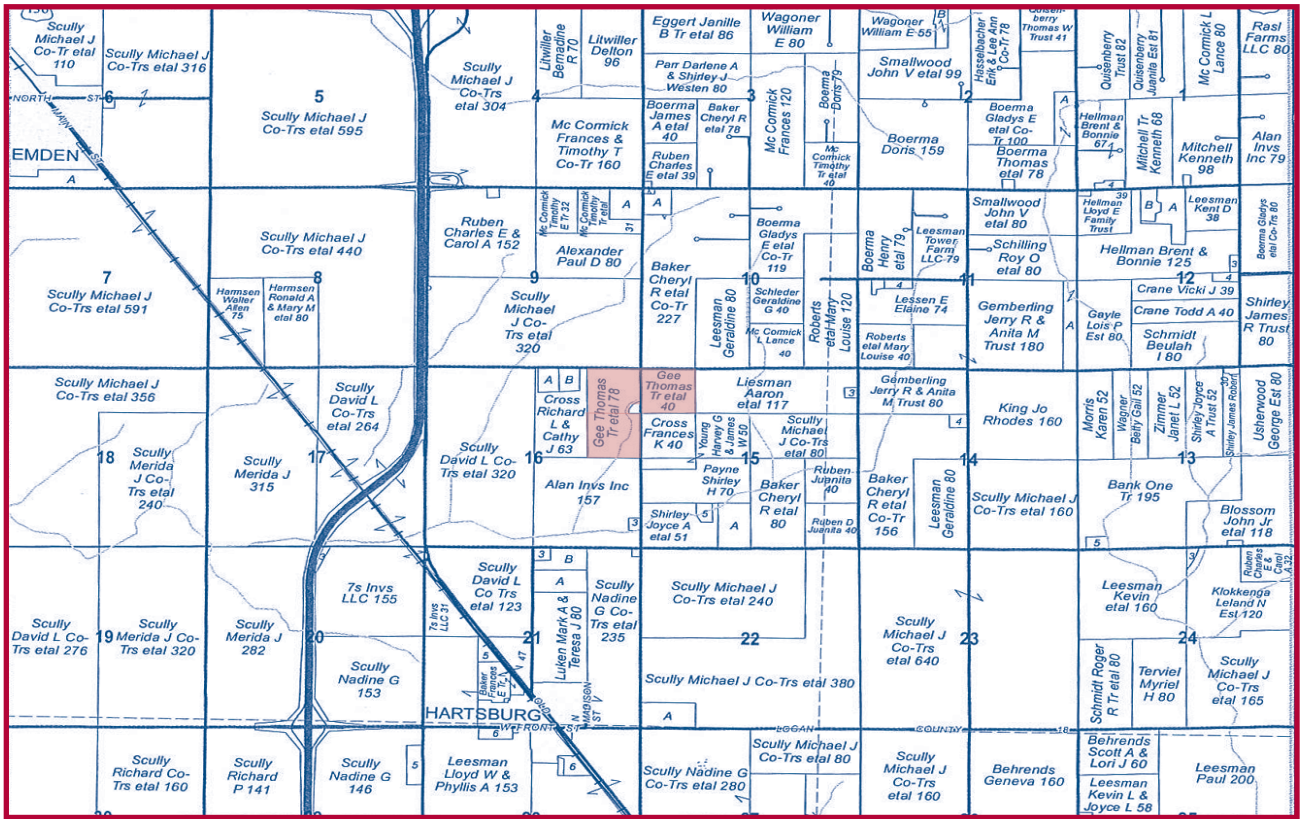
Farmland For Sale

Ruth E. Gee Trust Farm

118.04 Acres
Prime Farmland

Orvil Township
Logan County, Illinois

The Ruth E. Gee Trust farmland is located 1 mile northeast of Hartsburg. The soils include Ipava, Sable, and Osco with a productivity index of 142.1. 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 Ruth E. Gee Trust farmland is located 1 mile northeast of Hartsburg. Public access to the property is excellent - - provided by township roads which form the north boundary and split the property into two tracts. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Ruth E. Gee Trust farmland was operated under the terms of a cash rent lease in 2015 by Todd Crane. Corn and soybeans are the primary crops grown in the area. The farm lease is open for 2016.

▼ Legal Description

Here is a brief legal description for the Ruth E. Gee Trust farmland.

Parcel ID #13-016-001-20 (78.04 acres)

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Sixteen (16) (except a 1.96 acre tract along the east side), all in Township Twenty-one North (T21N), Range Three West (R3W) of the 3rd Principal Meridian, Orvil Township, Logan County, Illinois.

Parcel ID #13-015-003-00 (40.00 acres)

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Fifteen (15), Township Twenty-one North (T21N), Range Three West (R3W) of the 3rd Principal Meridian, Orvil Township, Logan County, Illinois.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

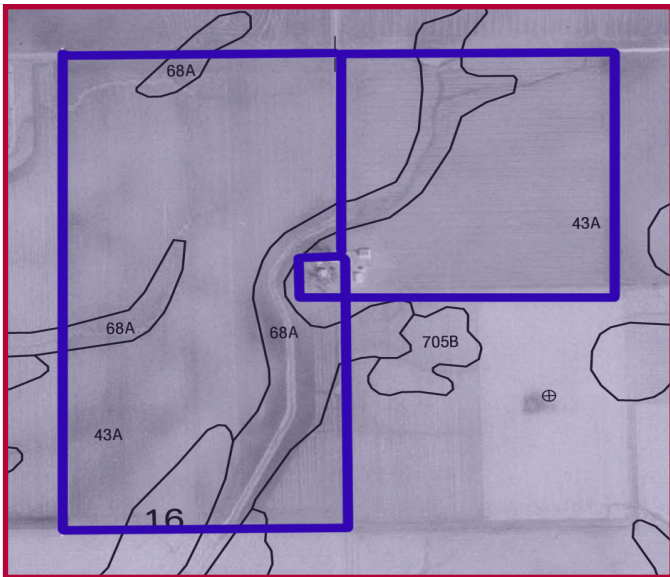
▼ FSA Data

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

Farm No.	41
Tillable Acres	115.51
Corn Base Acres	58.03
PLC Corn Yield	165
Soybean Base Acres	57.47
PLC Soybean Yield	53

Note - The Logan County FSA office has verified that there are no highly erodible acreage identified on this property. The wetland determination is incomplete.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Ruth E. Gee Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
43	Ipava silt loam	92.69	82.8%	142.0	160.0
68	Sable silty clay loam	15.28	13.7%	143.0	155.0
86	Oscos silt loam	3.95	3.5%	139.6	148.5
Weighted Averages		111.92	100%	142.1	158.9
Non-tillable		6.12			
Total		118.04			

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Ruth E. Gee Trust farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2014 Assessed Value</u>	<u>2014 Taxes Payable in 2015</u>	<u>Rate Per Acre</u>
13-016-001-20	78.04	\$39,540	\$2,887.96	\$37.01
13-015-003-00	40.00	\$22,450	\$1,624.96	\$40.62
	118.04	\$61,990	\$4,512.92	\$38.23

▼ 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 Ruth E. Gee Trust 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 is 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 Ruth E. Gee Trust farmland for sale as follows:

118.04 acres @ \$11,750 per acre = \$1,386,970 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



Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
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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- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -