



Heartland Ag
Group Ltd.

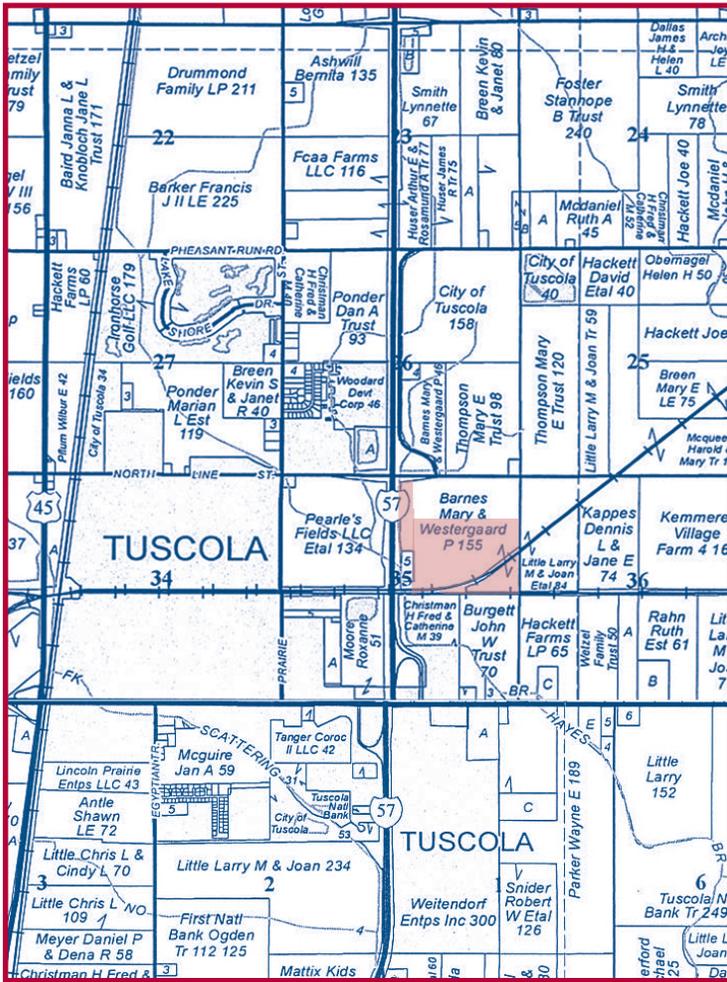
Farmland For Sale

Penn State University *Barnes Estate Farm*

95.563 Acres - Prime Farmland

**Tuscola Township
Douglas County, Illinois**

The Penn State University (*Barnes Estate*) farmland is located directly east of Tuscola, Illinois - - along the Interstate 57 right-of-way. The soils are primarily Drummer and Brenton with a productivity index of 142.8. 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 Penn State University (*Barnes Estate*) farm is located directly east of Tuscola, Illinois - - along the Interstate 57 right-of-way. Access to the farm is provided by a township road located at the northwest corner of the farm. **Our Heartland Ag Group Ltd.** signs mark the property.

▼ Legal Description

A detailed legal description can be obtained from the recent boundary survey by M. W. Parsley. It is too lengthy to print here. Basically - - there are 95.563 acres located in Section 35 of Tuscola Township, in Douglas County, Illinois. Call for a survey.

▼ Survey

The Penn State University (*Barnes Estate*) farm has been surveyed by M. W. Parsley and is available upon request. There are 95.563 total acres in this farm.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Farm Operator and Lease

The Penn State University (*Barnes Estate*) farm is operated under the terms of a crop share lease by Bob Snider. The primary crops grown in the area are corn and soybeans. Bob does an excellent job and would like to continue his farming operation for the new owners. Penn State University is willing to negotiate a prorated share of the 2020 lease if the buyer is willing to reimburse for farming expenses occurred to date.

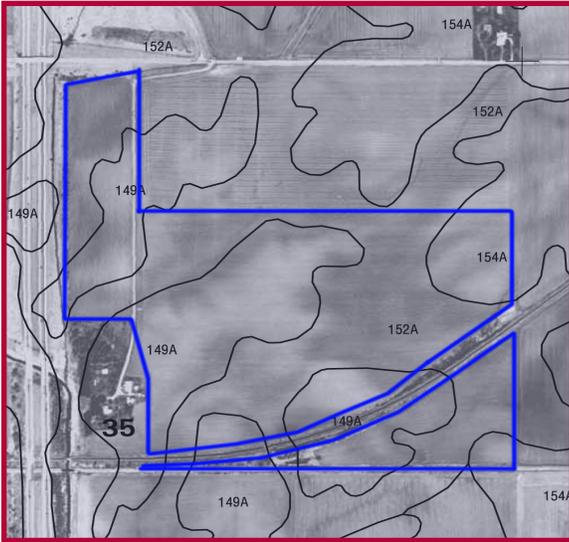
▼ FSA Data

The following information was provided by the Douglas County Farm Service Agency (*FSA*) office in Tuscola, Illinois:

Farm No.:	7094
Tract No.:	6150
Total Acres	106.35
Tillable Acres	93.25
Corn Base Acres	46.11
PLC Corn Yield	161
Soybean Base Acres	46.11
PLC Soybean Yield	49

Note: Approximately 4.11 acres that encircles the existing farmstead was sold off to Alex Ruggieri. It contained approximately 2.00 acres of tillable cropland. The above tillable acres will be reduced by that amount.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Penn State University (*Barnes Estate*) farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

Soil #	Soil Type	Acres	% of Productivity		Productivity	
			Farm	Index (811)	Index (1156)	Index (1156)
152	Drummer silty clay loam	47.23	51.8%	144.0	150.0	150.0
149	Brenton silt loam	36.44	39.9%	141.0	150.0	150.0
154	Flanagan silt loam	7.58	8.3%	144.0	160.0	160.0
Weighted Averages		91.25	100%	142.8	150.8	150.8
Non-tillable		4.31				
Total		95.56				

▼ Tax Information

The Douglas County Treasurer has provided the following real estate tax information on the Penn State University (*Barnes Estate*) farmland:

Parcel ID #	Acres	2018		Rate
		Assessed Value	2018 Taxes Payable in 2019	
09-02-35-200-002	155.39	\$99,000	\$6,763.58	\$43.52

Note: This single tax bill does not reflect a split within the family of the above acreage or the June 2020 sale of 4.11 acres and additional buildings to Alex Ruggieri. Douglas County does not have the information available at this time.

▼ 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 Penn State University (*Barnes Estate*) 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.

The sellers are represented by attorney Chad Beckett whose contact information is as follows:

Chad Beckett
Beckett Law Office
401 S. Main St.
Tuscola, IL 61953

▼ 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 Penn State University (*Barnes Estate*) farmland for sale as follows:

95.563 acres @ \$10,250 per acre = \$979,521 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
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.

▼ 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

- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -