



Heartland Ag
Group Ltd.

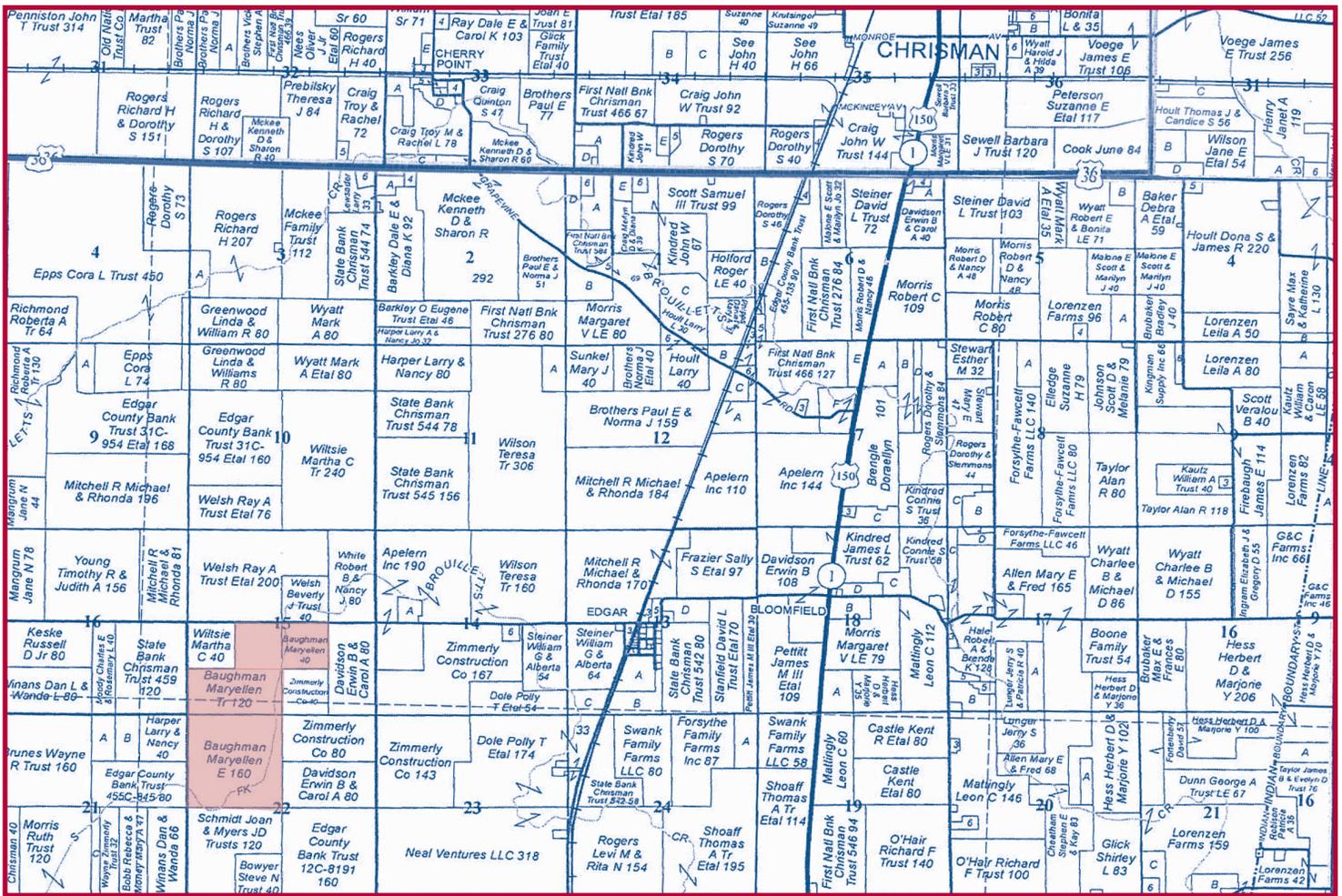
Farmland For Sale

Baughman Family Farm

320.00 Acres - Prime Farmland

**Edgar Township
Edgar County, Illinois**

The Baughman Family Farm is located 4 miles southwest of Chrisman, Illinois. The soils are primarily Drummer, Flanagan, and Wingate 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.**



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▼ Location

The Baughman Family Farm is located 4 miles southwest of Chrisman, Illinois. Public access to the property is provided by township roads on the north and west boundaries of the farm. Our Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

Here is a brief legal description of the Baughman Family Farm:

The Southwest Quarter (SW 1/4) of Section Fifteen (15), except the Northwest Quarter (NW 1/4) thereof; the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Fifteen (15); the Northwest Quarter (NW 1/4) of Section Twenty-two (22), all in Township Fifteen (15) North and in Range Twelve (12) West of the 2nd P.M.

▼ Improvements

The Baughman Family Farm includes a two-story farm house (2,024 sq ft), block garage, and two grain bins (14,500 and 9,000) located on a 3.00 acre site in the northeast portion of the farm.

▼ Farm Operator and Lease

The Baughman Family Farm is being operated under the terms of a flexible cash rent lease for year 2019 by Greg Ingram of G & C Farms. The primary crops grown in the area are corn and soybeans. Greg, Carter and Reid do an excellent job and would like to continue their farming operation for the new owners.

▼ FSA Data

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

Farm No:	9268
Total Acres	313.67
Tillable Acres	295.76
Corn Base Acres	149.99
PLC Yield	174
Bean Base Acres	135.77
PLC Yield	48

Note - A copy of the FSA-156EZ and FSA aerial photo is available upon request



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*. -