



Heartland Ag  
Group Ltd.

# Farmland For Sale



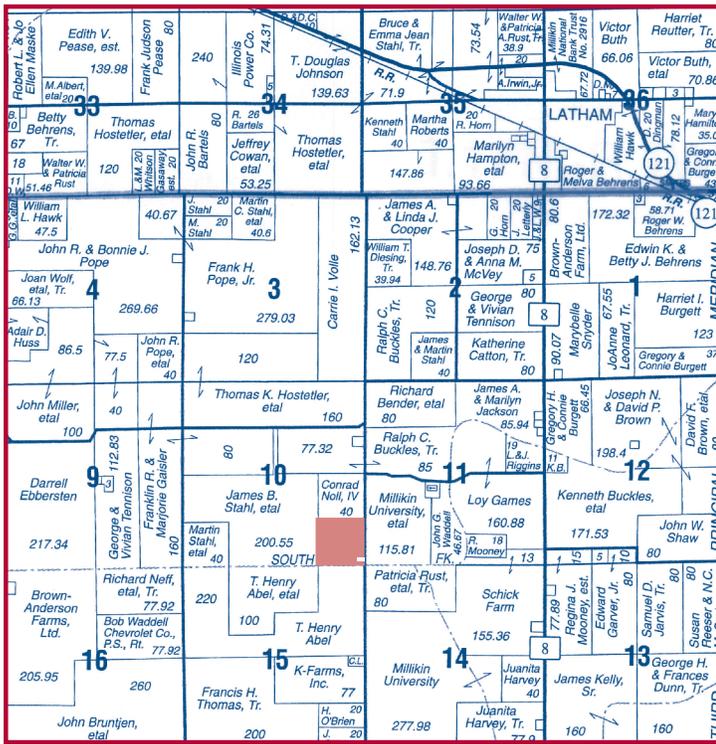
This photograph was taken from the southeast corner of the farm facing north along the township road which forms the east boundary.

## Buckles Family Farm

**39.68 Acres - Top Quality Farmland**

**Lake Fork Township  
Logan County, Illinois**

The Buckles Family Farm is located 2 miles southwest of Latham, Illinois. Access is provided by an oil and chip township road which forms the east boundary. Soils include Sawmill, Proctor, and Osco. This farm is 91% tillable with a productivity index of 137.1. 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 Buckles Family Farm is located 2 miles southwest of Latham, Illinois. Access is provided by an oil and chip township road which forms the east boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

## ▼ Legal Description

Here is a brief legal description for the Buckles Family Farm:

**Parcel ID: 01-010-007-00 (39.92 Acres)**

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Ten (10), Township Seventeen North (T17N), Range One West (R1W) of the 3rd Principal Meridian, Lake Fork Township, Logan County, Illinois excepting 0.03 acres in the southeast corner thereof.

## ▼ Boundary Survey

The sellers have a survey completed in January 2013 by Cox Surveying of Findlay, Illinois. A copy of that boundary survey is available upon request.

## ▼ Farm Operator and Lease

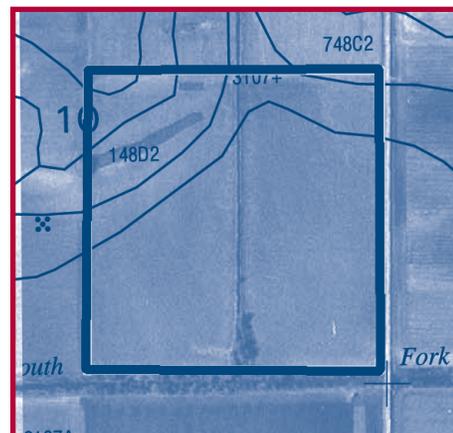
Buckles Family Farm is currently operated by David and Joe Brown under the terms of a cash rent lease. The primary crops grown in the area are corn and soybeans. David and Joe Brown would like to continue their farming operation for the crop year 2013.

## ▼ Soil Productivity

Soil types and productivity ratings on the Buckles Family 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)
107	Sawmill silty clay loam	26.40	72.3%	139.0	140.0
107	Sawmill silty clay loam	4.90	13.4%	139.0	140.0
148	Proctor silt loam	3.60	9.9%	120.2	126.0
86	Oscos silt loam	1.30	3.6%	139.6	148.5
43	Ipava silt loam	0.20	0.5%	142.0	160.0
748	Plano silt loam	0.10	0.3%	125.6	131.6
<b>Weighted Averages</b>		<b>36.50</b>	<b>100%</b>	<b>137.1</b>	<b>139.0</b>
Non-tillable		3.18			
<b>Total</b>		<b>39.68</b>			

## ▼ Soil Map



## ▼ FSA Data

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

Farm No.	2990
Tillable Acres	36.5
Corn Base Acres	28.1
Direct Payment Corn Yield	132
Counter-cyclical Payment Corn Yield	132
Soybean Base Acres	8.4
Direct Payment Soybean Yield	33
Counter-cyclical Payment Soybean Yield	33

*Note - The Logan County FSA office has verified this farm is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified in this property.*

## ▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Buckles Family Farm:

<u>Parcel ID#</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>2011 Taxes Payable in 2012</u>	<u>Rate Per Acre</u>
01-010-007-00	39.92	\$7,930	\$649.04	\$16.26

## ▼ Coal and Mineral Rights

The sellers are not reserving any coal or mineral rights to this property. There has been a coal lease on the property which has expired - - indicating that there is coal underlying the farm.

## ▼ Gravel Deposit

It is noted that there is a significant vein of gravel along the Lake Fork ditch which could be suitable to removal.

## ▼ 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 Buckles Family Farm. 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 Buckles Family Farm is represented by William B. Bates, Attorney At Law, whose contact information is as follows:

Woods & Bates Law Office  
William B. Bates  
306 Clinton Street  
Lincoln, IL 62656  
Phone: (217) 735-1234

## ▼ 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 Buckles Family Farm for sale as follows:

**39.68 acres @ \$10,250 per acre = \$406,720 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](mailto:dale@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



Heartland Ag Group Ltd.  
1401 Koester Drive, Suite 100  
Forsyth, IL 62535

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## 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  
*Farm Manager*



Heartland Ag Group, Ltd.  
1401 Koester Drive, Suite 100  
Forsyth, IL 62535  
Office: 217-876-7700  
Fax: 217-876-7724  
E-mail: [corp@heartlandaggroup.com](mailto:corp@heartlandaggroup.com)  
Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

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