



Heartland Ag
Group Ltd.

Farmland For Sale

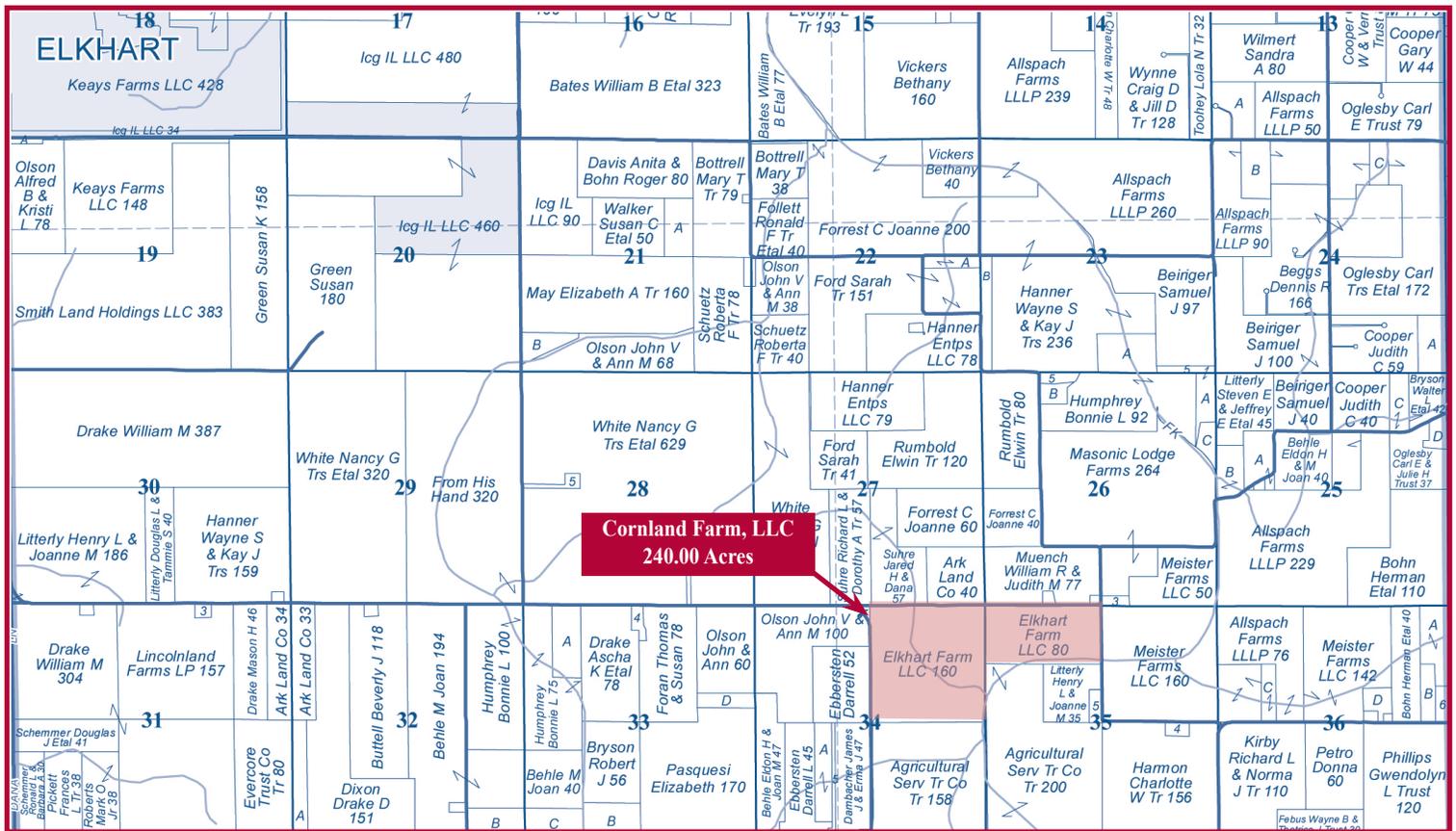


Cornland Farm, LLC

240.00 Acres
Top Quality Farmland

Elkhart Township
Logan County, Illinois

The Cornland Farm, LLC tract of farmland is located approximately 4 miles southeast of Elkhart, Illinois. Access to the farm is provided by township roads which form the north and east boundaries. The west boundary is formed by a county highway. Details about this farm are in our brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



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▼ Location

The Cornland Farm, LLC farmland is located 4 miles southeast of Elkhart, Illinois. Access to the farm is provided by township roads which form the north and east boundaries. The west boundary is formed by a county highway. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Cornland Farm, LLC farmland. A detailed legal description is in the title insurance policy.

Parcel ID #10-084-001-00 (160.00 acres)

Parcel ID #10-085-002-00 (80.00 acres)

The Northeast Quarter (NE 1/4) of Section 34; and, the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 35, all in Township 18 North, Range 3 West of the 3rd PM, Logan County, Illinois.

▼ Farm Operator and Lease

The Cornland Farm, LLC farm is being operated under the terms of a cash rent lease for year 2022 by Doug Litterly. 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. Depending on the closing date of a transaction - - the final payment of cash rent is negotiable.

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Cornland Farm, LLC farmland:

Parcel ID #	Acres	2021 Assessed Value	2021 Taxes Payable in 2022	Rate Per Acre
10-085-002-00	80.00	\$25,050	\$1,847.66	\$23.10
10-084-001-00	160.00	\$82,550	\$5,911.92	\$36.94
Total	240.00	\$107,600	\$7,758.68	\$32.33

▼ FSA Data

The following information is part of a larger overall ownership unit and was provided by the Logan County Farm Service Agency (FSA) office in Lincoln, Illinois:

Farm No:	1080
Farmland Acres	226.80
Cropland Acres	224.39
Corn Base Acres	108.500
PLC Corn Yield	175
Soybean Base Acres	108.50
PLC Soybean Yield	53

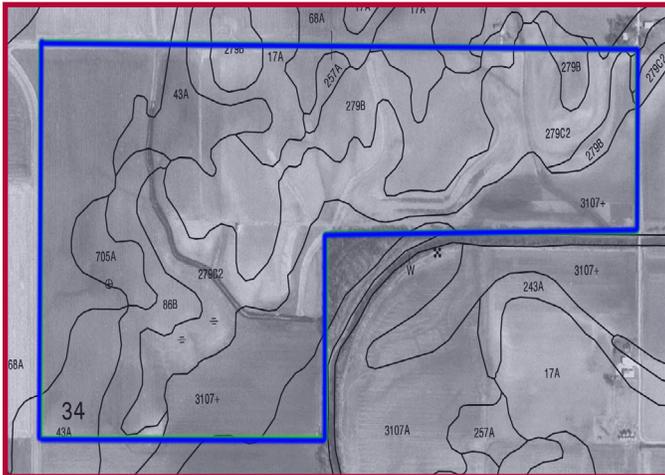
Note - The Logan County FSA office has verified that portions of the farm are considered highly erodible. A conservation system is being actively applied. There are 10.58 acres of cropland that are in grass waterways. This tract does not contain a wetland.

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Cornland Farm, LLC 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)
279	Rozetta silt loam	45.19	21.1%	111.6	117.5
279	Rozetta silt loam	41.45	19.4%	118.8	123.8
107	Sawmill silty clay loam	36.51	17.1%	139.0	140.0
68	Sable silty clay loam	33.00	15.4%	143.0	155.0
43	Ipava silt loam	20.01	9.4%	142.0	160.0
86	Osco silt loam	12.72	5.9%	139.6	148.5
17	Keomah silt loam	10.79	5.0%	119.0	125.0
705	Buckhart silt loam	6.31	3.0%	142.0	150.0
107	Sawmill silty clay loam	4.93	2.3%	139.0	140.0
257	Clarksdale silt loam	1.95	0.9%	128.0	135.0
16	Rushville silt loam	0.95	0.4%	109.0	110.0
Weighted Averages		213.81	100%	129.1	136.1
Waterways		10.58			
Non-tillable		15.61			
Total		240.00			

▼ 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 Cornland Farm, LLC 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.

▼ Agency

Heartland Ag Group Ltd. has entered into an agency agreement with the seller and does not represent any buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Cornland Farm, LLC farmland for sale as follows:

240.00 acres @ \$14,750 per acre = \$3,540,000 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
 Designated Managing Broker
 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
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*. -