



Heartland Ag
Group Ltd.

Farmland For Sale

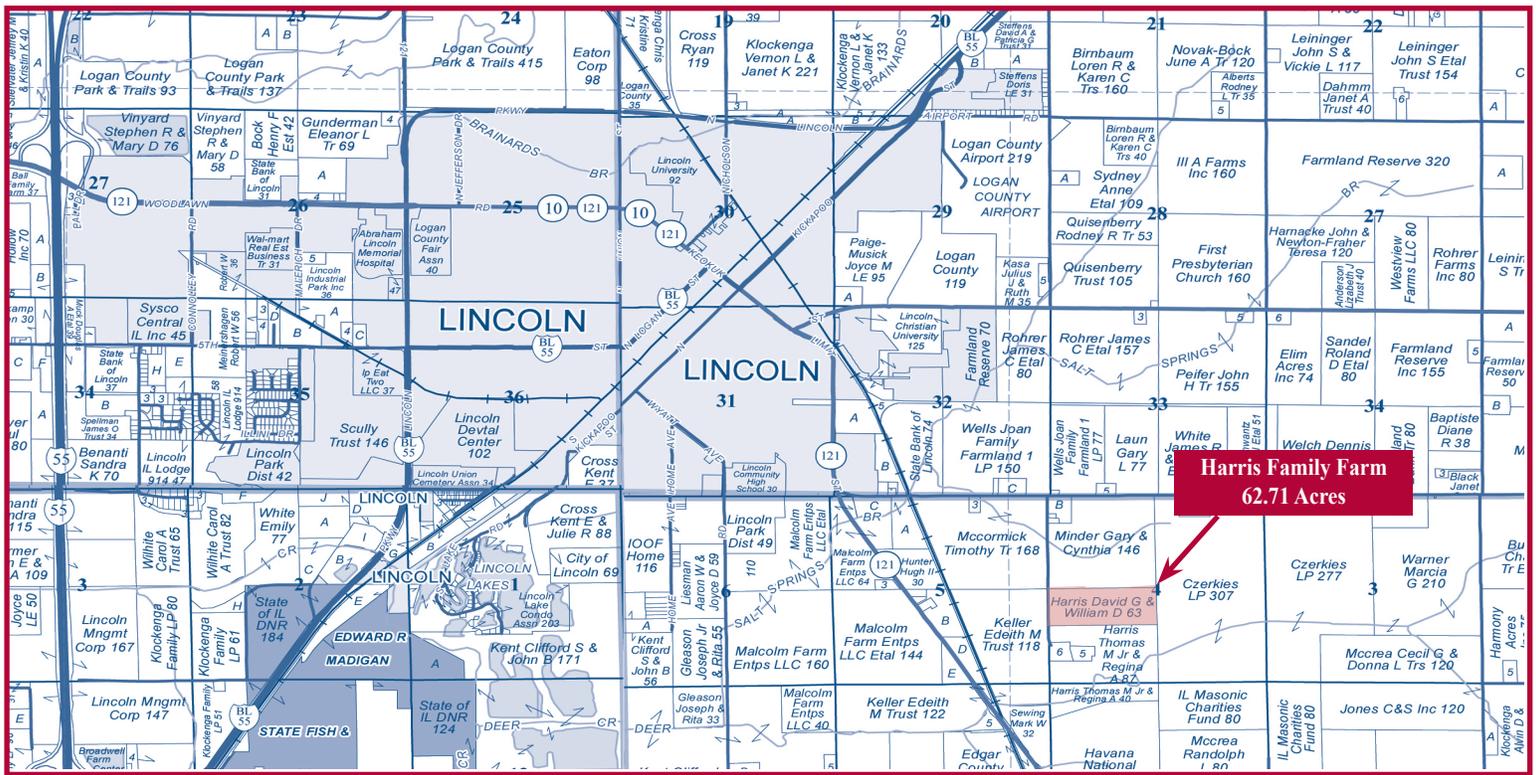


Harris Family Farm

62.71 Acres
Prime Farmland

Chester Township - Logan County, Illinois

The Harris Family farm is located 1 mile southeast of Lincoln, Illinois. The soils are primarily Ipava, Tama, and Sable with a productivity index of 140.2. Details on the farm are in this brochure. **Heartland Ag Group Ltd. signs mark the property.** *Don't miss this investment opportunity.*



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▼ Location

The Harris Family farm is located 1 mile southeast of Lincoln, Illinois. Access to the farm is provided by township road 1400 East which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Harris Family farm was operated under the terms of a cash rent lease in 2021 by Steve and Austin Goodman. Corn and soybeans are the primary crops grown. The farm lease is open for the 2022 growing season.

▼ Legal Description

Below is a brief legal description of the Harris Family farm:

Parcel ID #: 07-004-003-70 (62.71 acres)

The North 1027.37 feet of the Southwest Quarter (SW 1/4) of Section Four (4), Township Nineteen North (T19N), Range Two West (R2W) of the Third Principal Meridian (3rd PM), Chester Township, Logan County, Illinois.

▼ FSA Data

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

Farm No.	4539
Tract No.	4862
Farmland Acres	63.56
Cropland Acres	62.08
Corn Base Acres	34.20
PLC Corn Yield	199
Soybean Base Acres	25.90
PLC Soybean Yield	57

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Harris Family farm:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2020 Assessed Value</u>	<u>2020 Taxes Payable in 2021</u>	<u>Rate Per Acre</u>
07-004-003-70	62.71	\$39,120	\$3,024.58	\$48.23

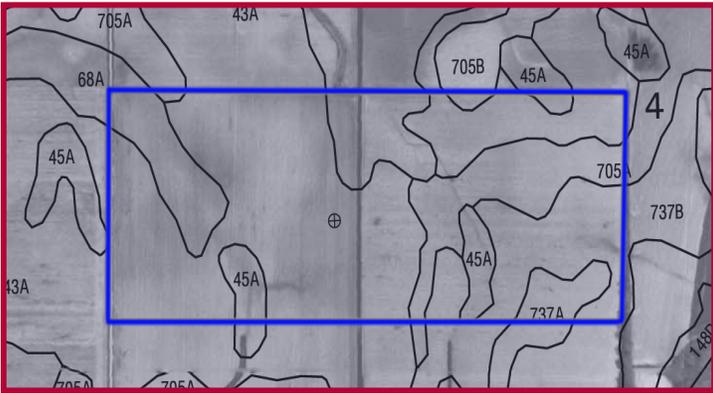
Note - The Logan County FSA office has verified there is no highly erodible acreage identified on this property. Wetland determination is incomplete.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Harris Family farm (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	32.96	53.2%	142.0	160.0
737	Tama silt loam	8.21	13.2%	137.6	148.5
68	Sable silty clay loam	8.19	13.2%	143.0	155.0
705	Buckhart silt loam	7.02	11.3%	142.0	150.0
45	Denny silt loam	3.32	5.3%	118.0	110.0
737	Tama silt loam	1.98	3.2%	139.0	150.0
705	Buckhart silt loam	0.40	0.6%	140.6	148.5
Weighted Averages		62.08	100%	140.2	153.6
Non-tillable		0.63			
Total		62.71			

▼ Title Insurance

A preliminary title insurance policy has been ordered from Logan County Title in Lincoln. It will be available for inspection upon request.

▼ Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Harris Family farmland. A 10% down payment is required upon signing the contract. The balance of the purchase price 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 buyers or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Harris Family farmland for sale as follows:

62.71 acres @ \$17,400 per acre = \$1,091,154 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
 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



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