



Heartland Ag  
Group Ltd.

# Farmland For Sale



**This photograph faces south across the farm from the northwest corner  
(Latham is in the background).**

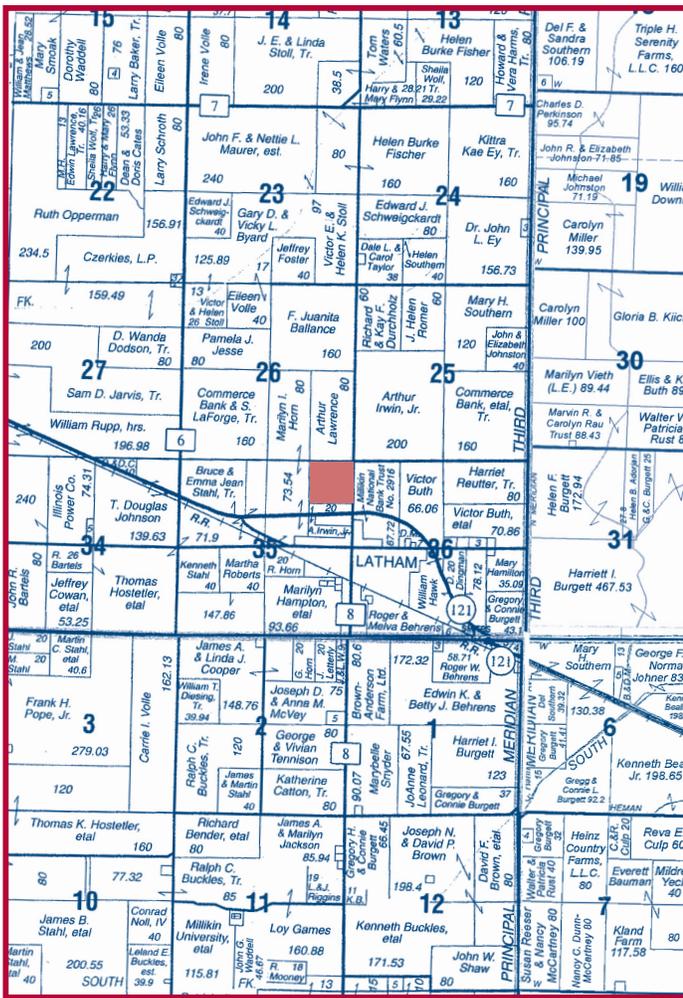
## Laurel Rust Farm

**38.90 Acres - Prime Farmland**

**Laenna Township**

**Logan County, Illinois**

The Laurel Rust Farm is located a ½ mile north of Latham, Illinois. Soils include Sable, Buckhart, and Osco. This farm is 100% tillable with a productivity index of 141.0. Details of 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.

### ▼ Location

The Laurel Rust Farm is located a ½ mile north of Latham, Illinois. An oil and chip township road forms the east boundary. Our Heartland Ag Group Ltd. signs mark the property.

### ▼ Legal Description

Here is a brief legal description of the Laurel Rust Farm:

**Parcel ID #: 02-035-001-00**

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-Five (35) (except a 1.1 acre building site), Township Eighteen North (T18N), Range One West (R1W) in Laenna Township, Logan County, Illinois (containing 38.9 acres more or less).

### ▼ Farm Operator and Lease

This farmland is leased for year 2013 by Ellis A. Both of Warrensburg. It is a cash rent lease and the landowner will keep the 2013 payment. Possession will be granted after the soybeans are harvested. Ellis Both would like an opportunity to continue his farming operation.

### ▼ Aerial Photograph



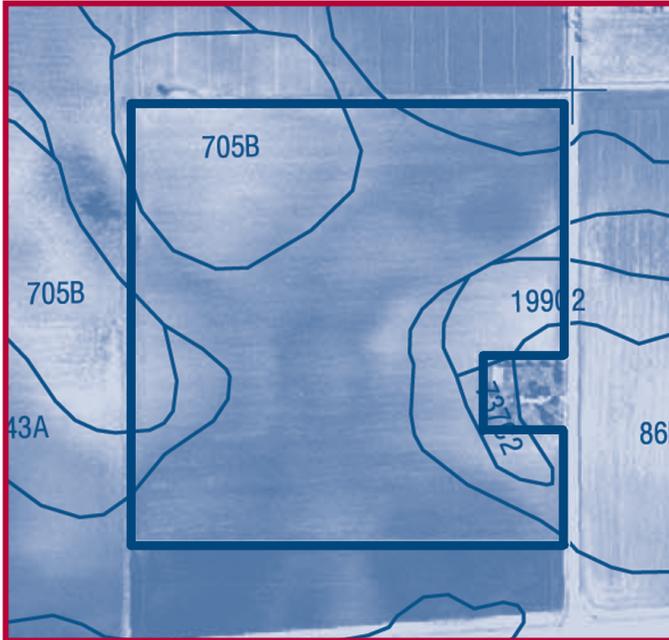
This aerial photograph was provided by AgriData, Inc.

### ▼ Soil Productivity

Soil types and productivity ratings on the Laurel Rust Farm (as published by the University of Illinois, Department of Agronomy in circular 1156) are as follows:

Soil #	Soil Type	Acres	% of Productivity	
			Farm	Index (811) Index (1156)
68	Sable silty clay loam	21.80	57.4%	143.0 155.0
705	Buckhart silt loam	7.50	19.7%	140.6 148.5
86	Oско silt loam	3.10	8.2%	139.6 148.5
199	Plano silt loam	2.00	5.3%	132.1 136.3
244	Hartsburg silty clay loam	1.50	3.9%	134.0 140.0
43	Ipava silt loam	1.30	3.4%	142.0 160.0
737	Tama silt loam, sandy substratum	.80	2.1%	129.3 141.0
<b>Weighted Averages</b>			<b>38.00 100%</b>	<b>141.0 151.5</b>
Non-tillable			.90	
<b>Total</b>			<b>38.90</b>	

## ▼ Soil Map



## ▼ FSA Data

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

Farm No.	7011
Total Acres	38.27
Tillable Acres	37.05
Corn Base Acres	19.5
Direct Payment Corn Yield	130
Counter-cyclical Payment Corn Yield	130
Soybean Base Acres	17.6
Direct Payment Soybean Yield	35
Counter-cyclical Payment Soybean Yield	35

*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 Laurel Rust Farm.

<u>Parcel ID #</u>	<u>Acres</u>	<u>2012 Assessed Value</u>	<u>2012 Taxes Payable in 2013</u>	<u>Rate Per Acre</u>
02-035-001-00	38.90	\$15,490.00	\$1,281.02	\$32.93

## ▼ 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 Laurel Rust 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.

## ▼ 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 Laurel Rust Farm for sale as follows:

**38.90 acres @ \$11,500 per acre = \$447,350 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  
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Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



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*. -