



Heartland Ag
Group Ltd.

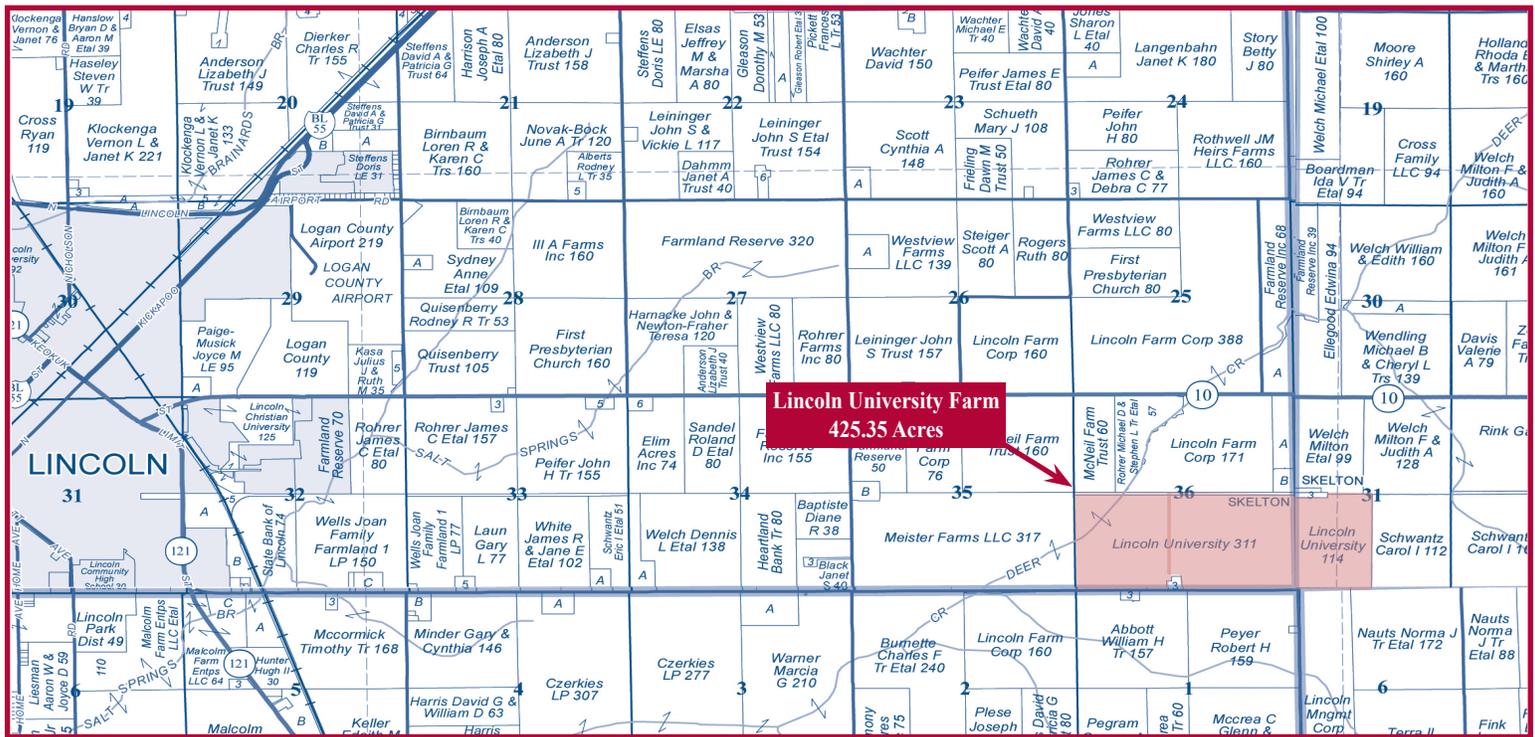
Farmland For Sale



Lincoln University Farm 425.35 Acres Prime Farmland

**Oran & East Lincoln Townships
Logan County, Illinois**

The Lincoln University farm is located 3 miles east of Lincoln, Illinois. The soils are primarily Ipava, Sable, and Tama with a productivity index of 140.3. 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 Lincoln University farm is located 3 miles east of Lincoln, Illinois. Access to the farm is provided by township roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Below is a brief legal description of the Lincoln University farm:

- Parcel ID #: 08-036-005-00 (232.85 acres)**
- Parcel ID #: 08-036-006-00 (78.50 acres)**
- Parcel ID #: 04-031-006-00 (114.00 acres)**

The East 240 acres of the S 1/2 of Section 36 except a 2.65 acre tract; the W 1/2 of the SW 1/4 of Section 36, Township 20 North, Range 2 West, and the West 114 acres of the S 1/2 of Section 31, Township 20 North, Range 1 West of the 3rd PM, all in Logan County, Illinois (containing 425.35 acres more or less).

▼ Farm Operator and Lease

The Lincoln University farm is operated under the terms of a cash rent lease. The west 311.35 acres is operated by Gary and Kyle Atteberry. The east 114 acres is operated by James Brown. Corn and soybeans are the primary crops grown in the area.

▼ FSA Data

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

	<i>Tract</i> <u>5419</u>	<i>Tract</i> <u>5420</u>
Farm No:	5377	7103
Total Acres	311.14	108.53
Tillable Acres	293.39	107.39
Corn Base Acres	257.20	65.35
PLC Corn Yield	195	183
Soybean Base Acres	35.40	41.73
PLC Soybean Yield	58	51

Note - The Logan County FSA office has verified 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 Lincoln University farm:

<i>Parcel ID #</i>	<i>Acres</i>	<i>2020 Assessed Value</i>	<i>2020 Taxes Payable in 2021</i>	<i>Rate Per Acre</i>
08-036-005-00	232.85	\$11,550	\$868.94	\$3.73
08-036-006-00	78.50	\$3,880	\$291.90	\$3.72
04-031-006-00	114.00	\$5,540	\$405.46	\$3.56
	425.35	\$20,970	\$1,566.30	\$3.68

Note - Taxes on the farm are significantly lower due to the tax status of Lincoln University.



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*. -