



Heartland Ag
Group Ltd.

Farmland For Sale

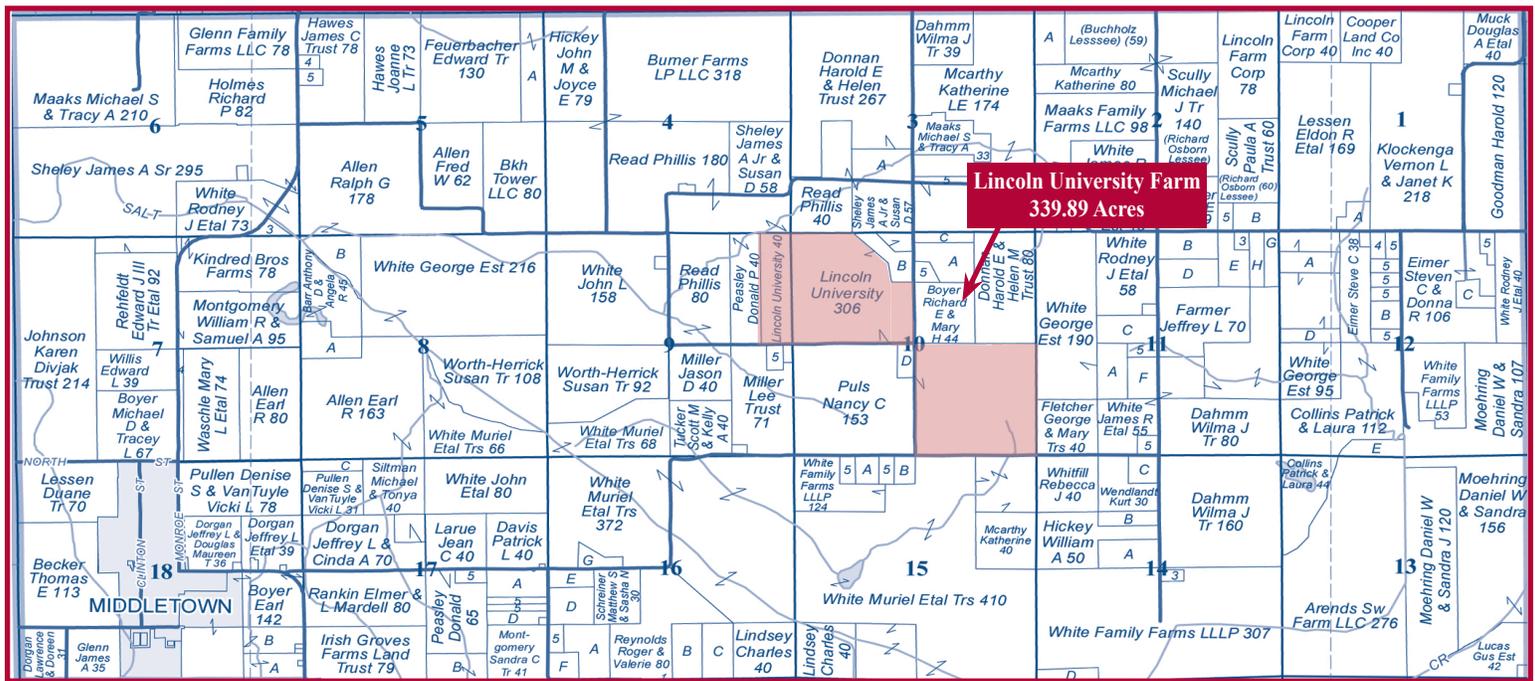


Lincoln University Farm

339.89 Acres - Farmland

**Corwin Township
Logan County, Illinois**

The Lincoln University farm is located 3 miles northeast of Middletown, Illinois. The soils are primarily Rozetta, Keomah, and Middletown with a productivity index of 111.4. This farmland has five wind turbines located on it generating excellent income. Details on the farm are in this brochure. *Don't miss this investment opportunity.* Heartland Ag Group Ltd. signs mark the property.

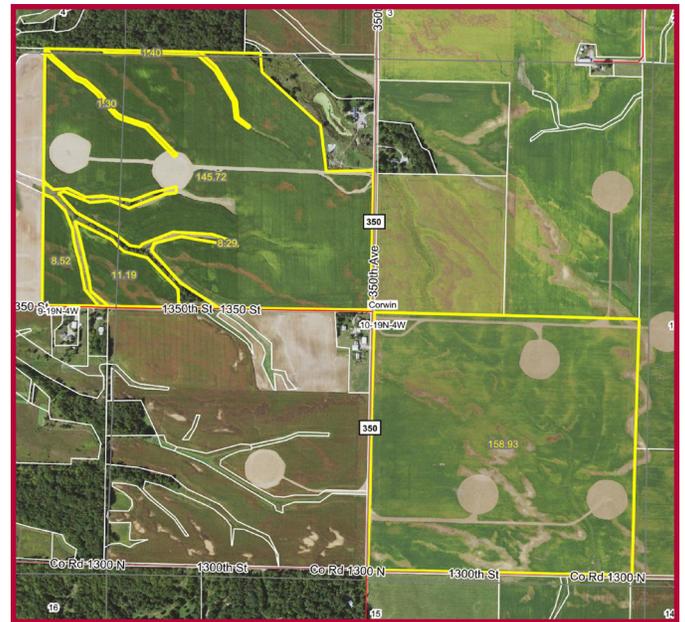


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▼ Location

The Lincoln University farm is located 2 miles northeast of Middletown, Illinois. Access to the farm is provided by township roads. Our Heartland Ag Group Ltd. signs mark the property.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ Legal Description

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

- Parcel ID #: 15-009-001-00 (40.00 acres)
- Parcel ID #: 15-010-005-20 (139.89 acres)
- Parcel ID #: 15-010-008-00 (160.00 acres)

The East 1/2 of the East 1/2 of the Northeast 1/4 of Section 9 the Northwest 1/4 of Section 10 except 13.84 acres; and the Southeast 1/4 of Section 10 all in Township 19 North, Range 4 West of the 3rd PM, Logan County, Illinois (containing 346.16 acres more or less).

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Lincoln University farm:

Parcel ID #	Acre	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
15-009-001-00	40.00	\$2,860	\$231.22	\$5.78
15-010-005-00	146.16	\$11,080	\$895.80	\$6.13
15-010-008-00	160.00	\$12,940	\$1,046.18	\$6.54
	346.16	\$26,880	\$2,173.20	\$6.28

Note - The farm had 6.27 acres that were sold off of the northeast corner of the west parcel. The tax bills will reflect this change for the 2021 payable 2022 taxes. Taxes on the farm are significantly lower due to the tax status of Lincoln University.

▼ Wind Turbines

The Lincoln University farm is in the Sugar Creek Wind Farm. Five wind turbines have been constructed on the farm with access roads and collection lines. Two wind turbines are located on the west tract and three are on the east tract. These turbines generate an annual minimum payment of \$58,855.

▼ CRP Contract

This farm has 2.90 acres in a 10-year CRP contract which ends in September 2024. The annual contract payment is \$380 per acre for a total of \$1,102 per year.

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Lincoln University 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)
279	Rozetta silt loam	94.30	28.5%	118.8	123.8
17	Keomah silt loam	69.07	20.7%	119.0	125.0
685	Middletown silt loam	44.18	13.2%	108.8	103.4
861	Ursa-Hickory complete	33.10	9.9%	78.3	63.0
279	Rozetta silt loam	25.99	7.8%	120.0	125.0
685	Middletown silt loam	16.25	4.9%	115.8	108.9
861	Ursa-hickory complete	14.77	4.4%	83.6	67.2
685	Middletown silt loam	12.08	3.6%	104.1	99.0
16	Rushville silt loam	11.13	3.3%	109.0	110.0
68	Sable silty clay loam	6.64	2.0%	143.0	155.0
827	Broadwell-Onarga	2.70	0.8%	120.7	100.8
279	Rozetta silt loam	1.83	0.5%	111.6	117.5
212	Thebes silt loam	1.29	0.4%	103.2	98.7
Weighted Averages		333.30	100%	111.4	111.1
Non-tillable		15.56			
Total		339.89			

▼ FSA Data

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

Farm No.	834
Tract No.	1056
Farmland Acres	340.98
Cropland Acres	333.30
Corn Base Acres	185.17
PLC Corn Yield	156
Soybean Base Acres	145.23
PLC Soybean Yield	43

Note - The east tract contains 158.93 acres which is classified as HEL. The west tract has two fields totaling 19.71 acres in the southwest corner that are also classified as HEL. Neither tract contains a wetland.

▼ Farm Operator and Lease

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

▼ 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 Lincoln University 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 buyers or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Lincoln University farmland for sale as follows:

339.89 acres @ \$11,500 per acre = \$3,908,735 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*. -