



Heartland Ag
Group Ltd.

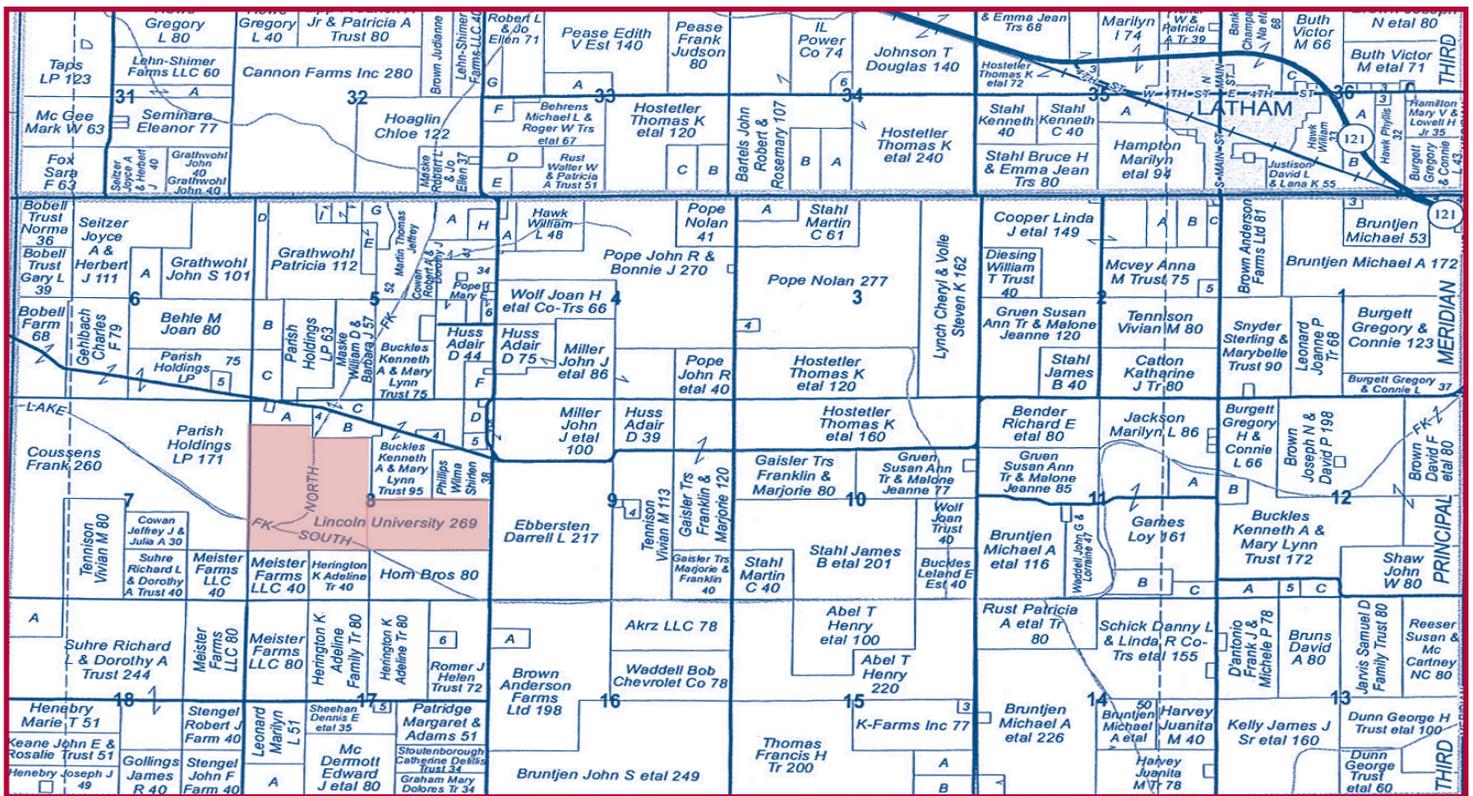
Farmland For Sale

Lincoln College Farm

268.97 Acres
Top Quality Farmland

Lake Fork Township
Logan County, Illinois

The Lincoln College farmland is located 3 1/2 miles southwest of Latham, Illinois. The soils are primarily Sawmill with a productivity index of 138.0. 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 College farm is located 3 1/2 miles southwest of Latham, Illinois. Public access to the property is provided by a township road which forms the east boundary of the farm. **Our Heartland Ag Group Ltd.** signs mark the property.

▼ Legal Description

Here is a brief legal description for the Lincoln College farmland:

- Parcel ID # 01-008-014-00 (111.26 acres)
- Parcel ID # 01-008-017-00 (157.71 acres)

The North Half (N 1/2) of the Southeast Quarter (SE 1/4); the North Half (N 1/2) of the Southwest Quarter (SW 1/4); and part of the Northwest Quarter (NW 1/4) all in Section Eight (8), Township Seventeen North (T17N), Range One West (R1W) of the 3rd Principal Meridian, Logan County, Illinois.

▼ Farm Operator and Lease

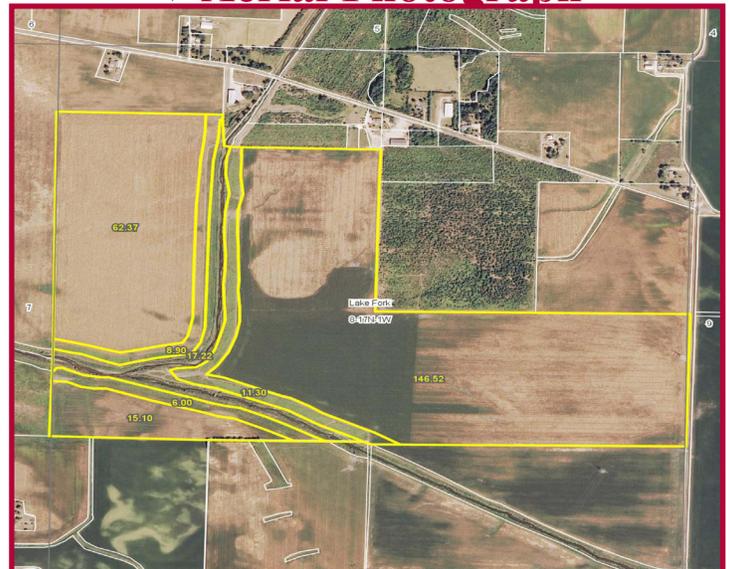
The Lincoln College farm is being operated under the terms of a variable cash rent lease for year 2015 by Doug Martin. The primary crops grown in the area are corn and soybeans. Doug does an excellent job and would like to continue his farming operation for the new owners.

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Lincoln College farmland:

Parcel ID #	Acres	2014 Assessed Value	2014 Taxes Payable in 2015	Rate Per Acre
01-008-014-00	111.26	\$5,510	\$502.76	\$4.52
01-008-017-00	157.71	\$7,850	\$715.64	\$4.54
	268.97	\$13,360	\$1,218.40	\$4.53

▼ Aerial Photograph



Aerial photograph was provided by the AgriData, Inc.



Heartland Ag Group Ltd.
1401 Koester Drive, Suite 100
Forsyth, IL 62535



Experience & Expertise in Farmland Marketing

▼ Real Estate Sales/Acquisitions and Auction

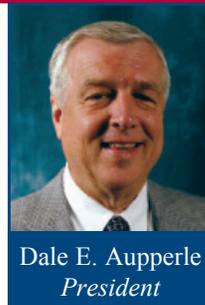
Heartland Ag Group Ltd sells farms for investors and farmers and acts as a broker in locating properties for prospective clients to purchase. As a joint-venture partner with Martin Auction Co., Inc. in Clinton, Illinois, Heartland Ag also offers farm real estate auction services.

▼ 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

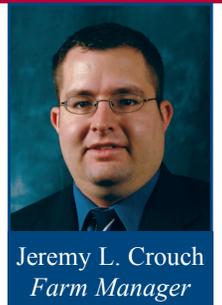
Our team provides detailed farm management services to those who own farmland but do not operate it. Commodity marketing and soil conservation are two areas of specialization.



Dale E. Aupperle
President



Ryan E. Aupperle
Farm Manager



Jeremy L. Crouch
Farm Manager