



**Heartland Ag
Group Ltd.**



Farmland Auction

Date: *Thursday - March 3, 2022*
Time of Sale: *10:00 A.M.*
Location: *Knights of Columbus Hall
217 Limit St., Lincoln, IL*
Seller: *Lincoln University*



(Bonnie Humphrey Farm)

40.00 Acres - Prime Farmland
Eminence Township - Logan County, Illinois

▼ Aerial Photograph

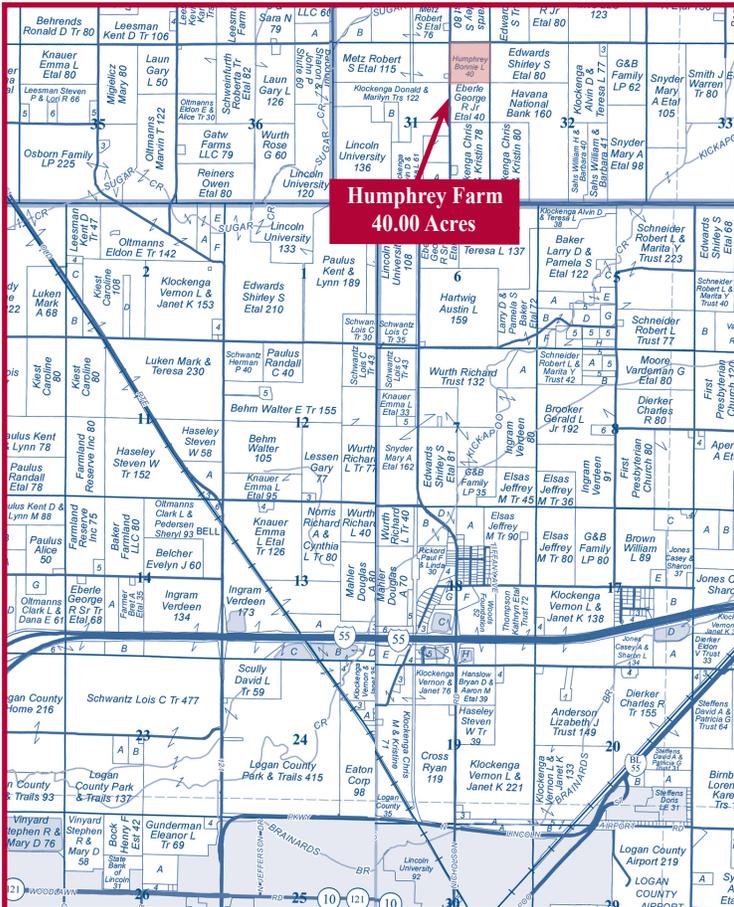
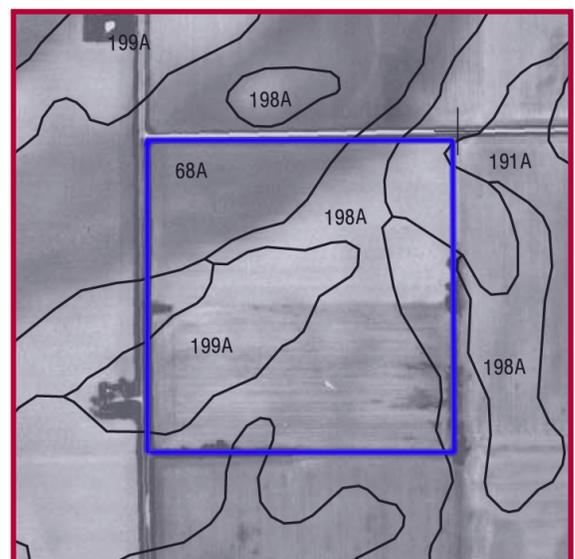


▼ Soil Productivity

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

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Elburn silt loam	16.16	41.1%	143.0	155.0
199	Plano silt loam	10.54	26.8%	142.0	145.0
68	Sable silty clay loam	7.12	18.1%	143.0	155.0
191	Knight silt loam	4.43	11.3%	121.0	120.0
199	Plano silt loam	1.08	2.7%	140.6	143.6
Weighted Averages		39.33	100%	140.2	148.1
Non-tillable		0.67			
Total		40.00			

▼ Soil Map



Reprinted with permission of Rockford Map Inc.

▼ Location

This prime farmland is located 5 miles north of Lincoln, Illinois (Logan County). Our auction signs mark the property.

▼ Legal Description

Here is a brief legal description of this property:

Parcel ID Number: 09-031-001-00 (40.00 Acres)

The Northeast Quarter of the Northeast Quarter of Section 31, Township 21 North, Range 2 West of the Third Principal Meridian, Logan County, Illinois.

▼ 2022 Farm Possession

Chris and Kyle Klockenga have done an excellent job of farming the Humphrey Farm for many years. Their farm lease for 2022 has been properly terminated. The sellers are granting full possession for farming purposes.

▼ Tax Information

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

Parcel ID #	Acres	2020 Assessed Value	2020 Taxes Payable in 2021	Rate Per Acre
09-031-001-00	40.00	\$25,260	\$1,821.92	\$45.55

▼ FSA Data

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

Farm No.	1247
Tract No.	565
Farmland Acres	39.32
Cropland Acres	38.93
Corn Base Acres	19.50
PLC Corn Yield	186
Soybean Base Acres	19.40
PLC Soybean Yield	58

Note - The Logan County FSA office has verified there are no highly erodible acreage identified in this property. Wetland determinations are incomplete.

▼ Auction Date & Location

This farmland will be offered for public auction at the following time and location:

Date:	Thursday, March 3rd, 2022
Time:	10:00 A.M.
Location:	Knights of Columbus Hall 217 Limit St., Lincoln, IL

▼ Bidder Registration

All bidders will be required to register to bid at the auction. An information open house and bidder registration will begin at 9:00 a.m.

▼ On-Line Bidding

Bidders will have the option to bid on-line for this farm. Visit our website at www.martinauction.com to find the link to bid on-line. Bidders who choose to buy on-line will pay a 1% buyers premium.

▼ Auction Procedures

Seller and Auctioneer reserve the right in their sole discretion to amend these procedures, terms and conditions at or before the auction. This property will be bid on "by the acre", the Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information.

▼ Winning Bidder

The winning bidder will be required to:

- Shall execute an agreement to purchase immediately following the auction on a contract form mutually acceptable to auction company and owner.
- Ten percent (10%) of the accepted bid shall be paid as a down payment upon execution of an agreement to purchase, with the remainder of the purchase price to be payable in cash at closing.
- Closing shall take place March 31, 2022, and in accordance with the specific terms of the agreement to purchase.

▼ Real Estate Sales Contract

The property is offered for sale subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at www.martinauction.com or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. ***Bidders and their attorney should review the sales contract prior to the auction.***

▼ Financing

The purchase of this property is not contingent upon the buyers ability to obtain financing.

▼ Owners Policy of Title Insurance

The Owner hereby agrees to furnish the successful bidder or bidders (*at Owner's expense*) an Owner's Policy of Title Insurance in the amount of the purchase price, and Owner agrees to provide and execute a proper deed conveying the real estate to the Buyer(s). The Owner agrees to provide merchantable title to the Property.

▼ Agency

Dale E. Aupperle is the designated managing broker for Heartland Ag Group Ltd. R.T. Nord is the licensed Auctioneer with Martin Auction. Both parties represent the seller only in this transaction.

▼ Seller

This farmland is being offered for sale by the Board of Trustees of the Lincoln University, in Lincoln, Illinois.



Presorted
First Class
U.S. Postage
PAID
Decatur, IL
Permit No. 180

Farmland Auction

Thursday - March 3 - 10:00 AM

40.00 Acres

Farm located 5 miles north of Lincoln, IL



**Heartland Ag
Group Ltd.**

Dale E. Aupperle, AFM, ARA
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



R.T. Nord - Auctioneer
9515 Texas Church Rd
Clinton IL 61727

Phone: 217-935-3245

Fax: 217-935-3888

IL #440.0000308

E-mail: rob@martinauction.com

Web: www.martinauction.com

▼ Additional Conditions

All information contained in the sale brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. The Property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the Property is made by the Owner or the Auction Company unless agreed to in writing by Owner and Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property. The information contained in the brochure is subject to verification by all parties relying on it. No liability for the accuracy of the brochure or any errors or omissions is assumed by the Owner or the Auction Company. In no event shall Owner or Auction Company be

liable for any damages for any inaccuracy in the information contained herein or for the condition of the Property, whether such damages be actual, consequential or punitive; and by bidding on the Property, purchaser expressly disclaims, waives and releases Owner and Auction Company and their respective trustees, officers, agents, employees, attorneys and representatives from any and all claims for such damages. All sketches and dimensions in the brochure are approximate. Conduct of the Auction and the increments of bidding are at the direction and discretion of the Auction Company. The Owner and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc.

Acceptance of any auction bid is subject to approval by the Owner.