



Heartland Ag
Group Ltd.

Farmland For Sale



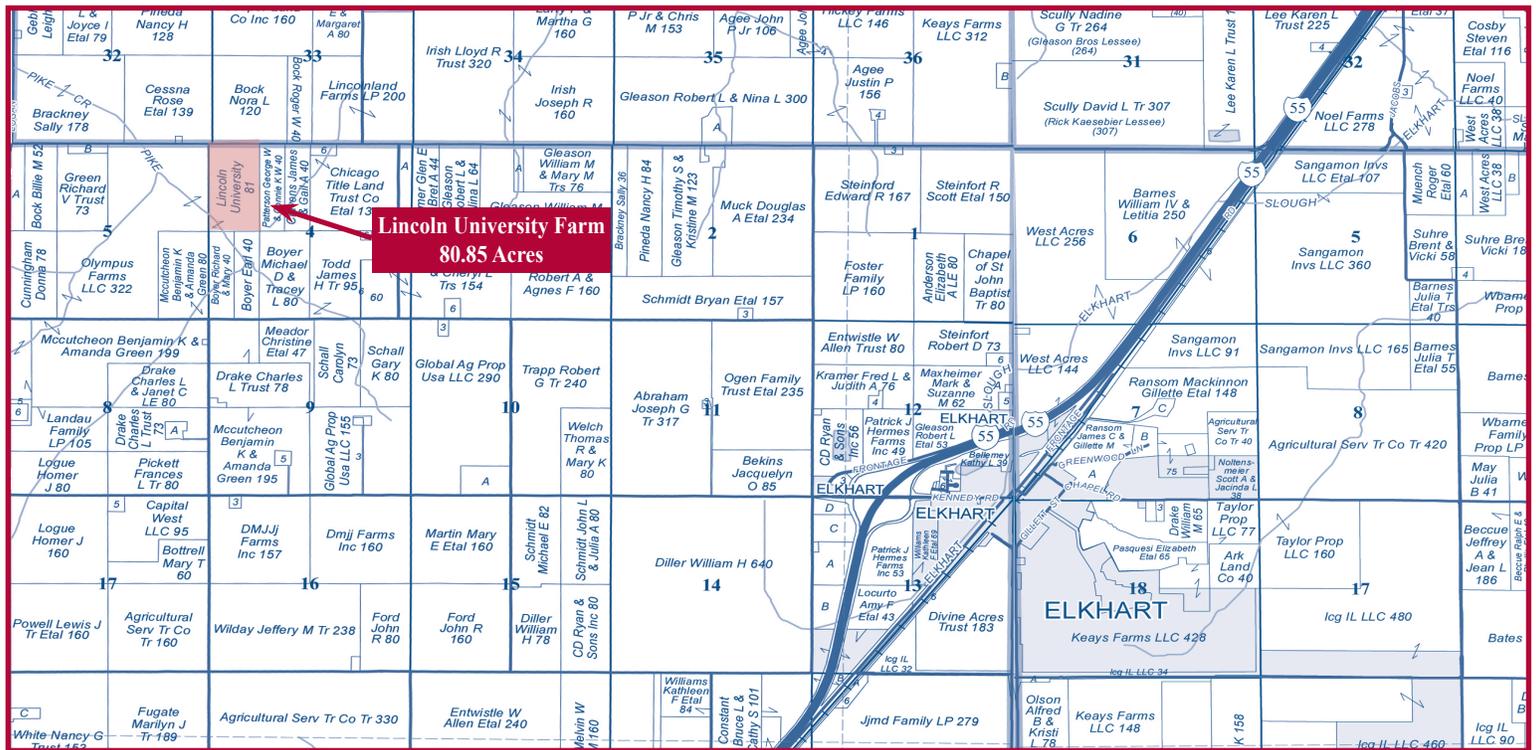
Lincoln University Farm

80.85 Acres

Top Quality Farmland

**Hurlbut Township
Logan County, Illinois**

The Lincoln University (*Spatz*) farm is located 3 miles northwest of Elkhart, Illinois. The soils are primarily Tama, Ipava, and Osco with a productivity index of 135.9. 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 (*Spatz*) farm is located 3 miles northwest of Elkhart, Illinois. Access to the farm is provided by an oil and chip township road which forms the north property line. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The Lincoln University (*Spatz*) farm is operated by Blane Olson under the terms of a flexible cash rent lease. Corn and soybeans are the primary crops grown in the area. Blane Olson does an excellent job of farming and would appreciate an opportunity to lease this farmland in the future.

▼ Legal Description

Below is a brief legal description identifying the Lincoln University (*Spatz*) farm:

Parcel ID #: 14-004-005-00 (80.85 acres)

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Eighteen North (T18N), Range Four West (R4W) of the Third Principal Meridian, Hurlbut Township, Logan County, Illinois.

▼ FSA Data

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

Farm No:	1338
Tract No.	905
Total Acres	81.08
Tillable Acres	79.19
Corn Base Acres	39.70
PLC Corn Yield	170
Soybean Base Acres	32.39
PLC Soybean Yield	41

▼ Tax Information

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

<u>Parcel ID #</u>	<u>Acres</u>	<u>2021 Assessed Value</u>	<u>2021 Taxes Payable in 2022</u>	<u>Rate Per Acre</u>
14-004-005-00	80.85	\$4,010	\$297.64	\$3.68

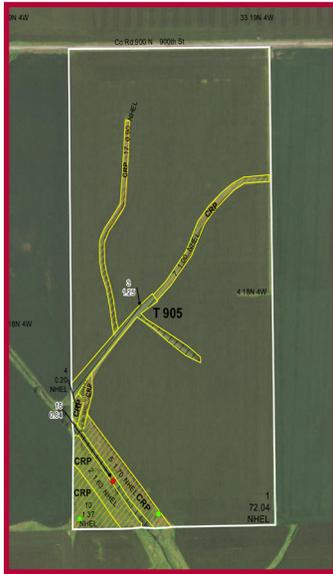
Note - Taxes on the farm are significantly reduced due to the tax exempt status of Lincoln University.

Note - The Logan County FSA office has provided the CRP contracts in effect on this property. There are 7.10 acres in CRP contracts. That reduces the acreage planted to corn and soybeans each year to 72.10. They are as follows:

<u>Contract No.</u>	<u>Acres</u>	<u>Expires</u>	<u>Annual Payment</u>
11302A	3.00	9/30/2026	\$898.00
11593	2.20	9/30/2031	\$660.00
11647	1.90	9/30/2031	\$570.00

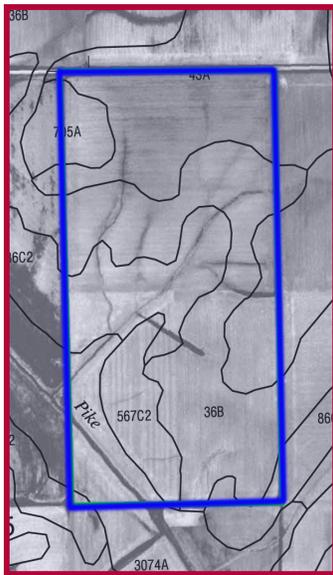
Copies of the CRP contracts are available upon request.

▼ Aerial Photograph



Aerial photograph was provided by Logan County FSA

▼ 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)
36	Tama silt loam	29.46	37.2%	137.6	148.5
43	Ipava silt loam	15.64	19.7%	142.0	160.0
86	Osco silt loam	12.17	15.4%	131.1	141.0
705	Buckhart silt loam	8.54	10.8%	142.0	150.0
567	Elkhart silt loam	7.01	8.9%	116.3	117.5
74	Radford silt loam	6.14	7.8%	136.0	140.0
36	Tama silt loam	0.23	0.2%	123.7	135.0
Weighted Averages		79.19	100%	135.9	146.3
Non-tillable		1.66			
Total		80.85			

▼ 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.

Lincoln University is represented by attorney Scott Garwood. Here is his contact information.

Mr. Scott Garwood
Samuels, Miller, Schroeder, Jackson & Sly
225 N. Water St., Ste. 301
Decatur, IL 62523
Phone: (217) 429-4325

▼ 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:

80.85 acres @ \$15,750 per acre = \$1,273,387.50 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. Uupperle, 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*. -