



Heartland Ag
Group Ltd.

Farmland For Sale



Metzger Trust Farm 200.00 Acres - Productive Farmland

Elkhart Township, Logan County

The Metzger Trust farmland is located three miles southeast of Elkhart, Illinois with access to the north and east sides of the farm via township roads. The soils are primarily Tama, Fayette and Keomah with an overall productivity index of 123.9. Details on this tract are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**

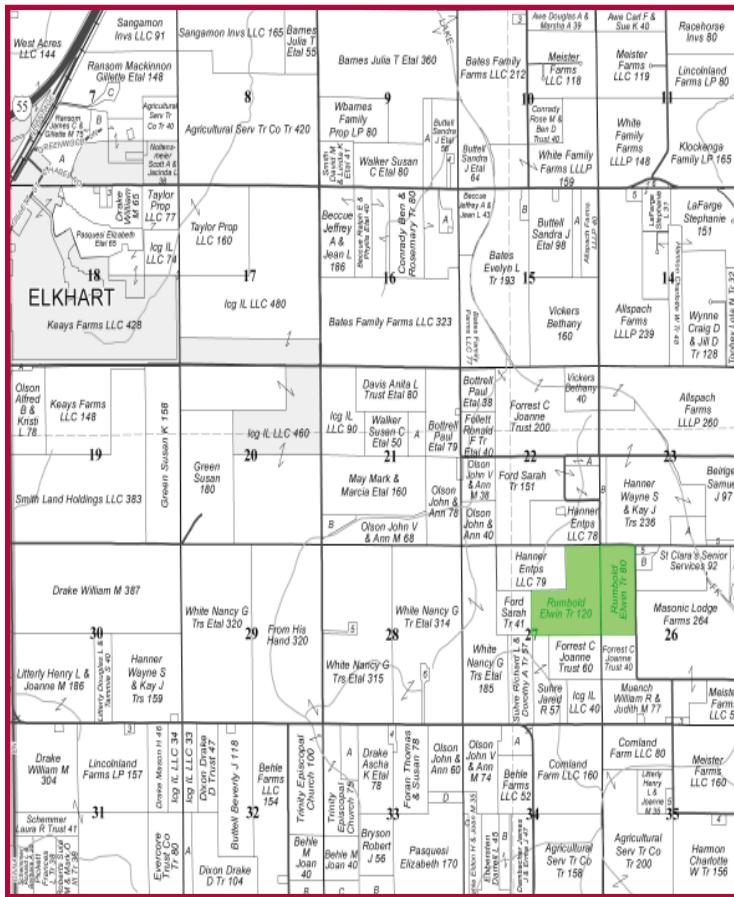
▼ Aerial Photograph



Aerial photograph was provided by the Agri Data.

▼ Farm Operator and Lease

Roger Bock of Williamsville, Illinois has successfully operated this farm for a number of years under the terms of an adjustable cash rent lease. This farm has been in continuous corn well over ten years, which helps its productivity and erosion control. The 10-year yield average is 217.0 bushels per acre.



Reprinted with permission of Rockford Map Inc.

▼ Location

The Metzger Trust farm is located three miles southeast of Elkhart. It is highly visible with excellent access on oil and chip roads. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Here is a brief legal description of the Metzger Trust farm. A detailed legal description from a title insurance commitment will be available upon request.

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-six (26); and the East Half (E 1/2) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), all in Township Eighteen North (T18N), Range Three West (R3W) of the Third PM, Elkhart Township, Logan County, Illinois.

▼ FSA Data

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

Farm No.:	2289
Tract No.:	3592
Total Acres	198.02
Tillable Acres	196.01
Corn Base Acres	148.05
PLC Corn Yield	171
Soybean Base Acres	47.36
PLC Soybean Yield	42

Note - The Logan County FSA office notes this farm is comprised of entirely highly erodible soils. An HEL management plan is in effect.

▼ Tax Information

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

<u>Parcel ID#</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2023 Taxes Payable in 2024</u>	<u>Rate Per Acre</u>
10-077-001-00	120.00	\$52,190	\$4,008.92	\$33.41
10-076-008-00	80.00	\$35,490	\$2,714.34	\$33.93
	200.00	\$87,680	\$6,723.26	\$33.62

▼ Soil Map



▼ Soil Productivity

Soil types and productivity ratings on the Metzger Trust farmland (*as published by the University of Illinois, Department of Agronomy in circular 811*) are as follows:

<i>Soil #</i>	<i>Soil Type</i>	<i>Acres</i>	<i>% of Farm</i>	<i>Productivity Index (811)</i>
36	Tama silt loam	55.23	28.9%	129.0
280	Fayette silt loam	47.57	24.9%	113.0
17	Keomah silt loam	24.93	13.0%	119.0
36	Tama silt loam	17.24	9.0%	138.0
279	Rozetta silt loam	16.10	8.4%	118.0
68	Sable silty clay loam	14.40	7.5%	143.0
36	Tama silt loam	11.51	6.0%	121.0
280	Fayette silt loam	2.75	1.4%	106.0
43	Ipava silt loam	1.06	0.6%	142.0
257	Clarksdale silt loam	0.48	0.3%	128.0
Weighted Averages		191.27	100%	123.9
Non-tillable		8.73		
Total		200.00		

▼ Drainage and Fertility

In 2017, the southeast corner of the farm received about 24,000 ft. of tile (*a pattern system*) that drains approximately 50 acres. The surface water on the terraces also goes into tile drainage outlets.

Soil fertility levels are balanced and excellent as shown in the April 2022 soil test on the farm.

▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price. 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 Metzger Trust 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 buyer or prospective buyers.

▼ Listing Price

Heartland Ag Group Ltd. is offering the Metzger Trust farmland for sale as follows:

200.00 acres @ \$12,950 per acre = \$2,590,000 in total

▼ 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



Heartland Ag Group, Ltd.
1401 Koester Drive
Forsyth, IL 62535
Office: 217-876-7700
Fax: 217-876-7724
E-mail: corp@heartlandaggroup.com
Web: www.heartlandaggroup.com

- Call today for a copy of Heartland Ag Group's real estate newsletter the *Farmland Barometer*. -