



Heartland Ag  
Group Ltd.

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# Farmland For Sale

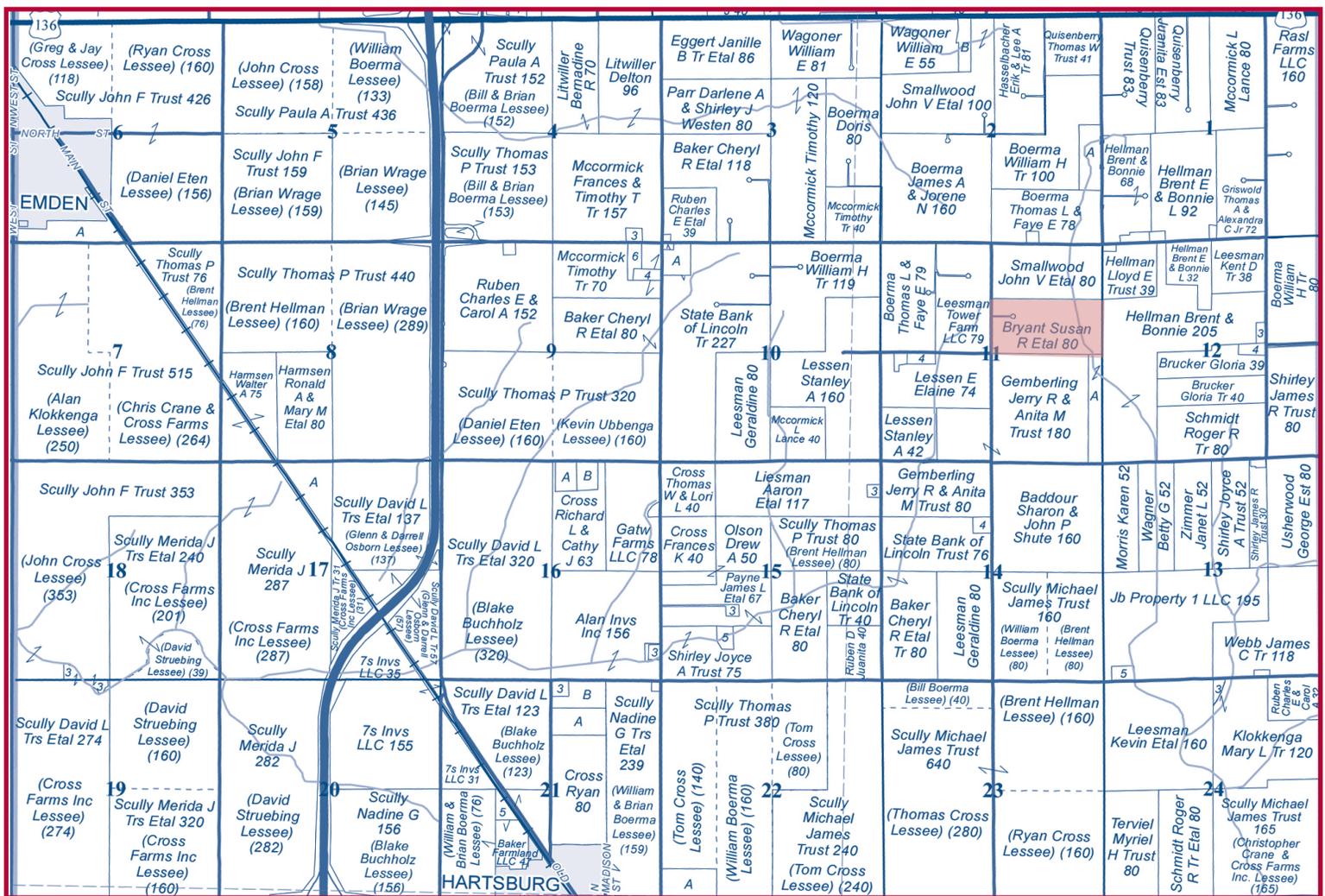
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## Schilling Family Farm

**79.52 Acres**  
**Prime Farmland**

**Orvil Township**  
**Logan County, Illinois**

The Schilling Family farmland is located 4 miles east of Emden, Illinois. The soils are primarily Osco, Ipava and Sable with a productivity index of 140.0. 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 Schilling Family farmland is located 4 miles east of Emden, Illinois. Public access to the property is provided by 1050th Avenue which forms the west boundary. **Our Heartland Ag Group Ltd. signs mark the property.**

### ▼ Farm Operator and Lease

The Schilling Family Farm was operated under the terms of a cash rent lease for year 2020 by Chris Crane. The Crane Family has a long history operating this farm and would like to continue farming for the new owners.

### ▼ Legal Description

Here is a brief legal description of the Schilling Family farmland.

**Parcel ID #13-011-002-21 (79.52 acres)**

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section Eleven (11), Township Twenty-one North (T21N), Range Three West (R3W), Orvil Township, Logan County, Illinois.

### ▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Schilling Family farmland.

Parcel ID #	Acres	2019 Assessed Value	2019 Taxes Payable in 2020	Rate Per Acre
13-011-002-21	79.52	\$44,070	\$3,127.86	\$39.33

### ▼ FSA Data

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

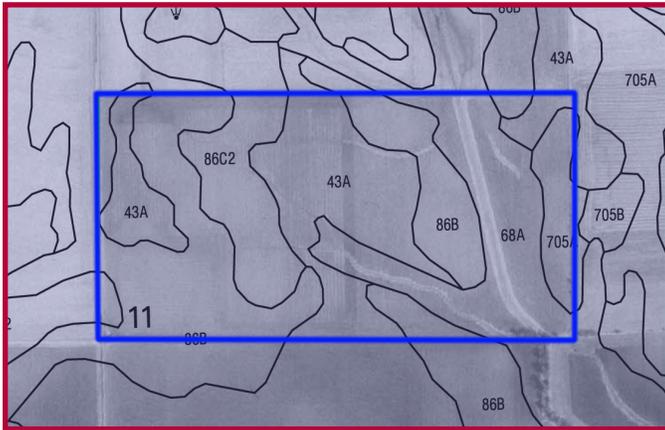
Farm No:	19
Tract No.:	221
Total Acres	80.75
Tillable Acres	77.87
Corn Base Acres	58.15
PLC Corn Yield	173
Soybean Base Acres	19.35
PLC Soybean Yield	62

## ▼ Aerial Photograph



Aerial photograph was provided by the Logan County FSA

## ▼ Soil Map



## ▼ Soil Productivity

Soil types and productivity ratings on the Schilling Family farmland (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)
86	Osco silt loam	27.68	35.5%	139.6	148.5
43	Ipava silt loam	22.25	28.6%	142.0	160.0
68	Sable silt loam	14.31	18.4%	143.0	155.0
86	Osco silt loam	9.82	12.6%	131.1	141.0
705	Buckhart silt loam	3.81	4.9%	142.0	150.0
<b>Weighted Averages</b>		<b>77.87</b>	<b>100%</b>	<b>140.0</b>	<b>152.1</b>
Non-tillable		1.65			
<b>Total</b>		<b>79.52</b>			

## ▼ Wind Tower

The Schilling Family Farm is part of the Rail Splitter wind farm operated by EDP Renewables. A single wind turbine (WTG 67) is located on the west end of the farm.

## ▼ 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 Schilling Family 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.

The Schilling Family is represented by attorney Scott Garwood whose contact information is as follows:

Scott Garwood  
Samuels, Miller, Schroeder,  
Jackson & Sly  
225 North Water St., Ste. 301  
Decatur, IL 62523

## ▼ 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.

## ▼ Listing Price

Heartland Ag Group Ltd. is offering the Schilling Family farmland for sale as follows:

**79.52 acres @ \$13,900 per acre = \$1,105,328 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:

**Ryan E. Aupperle, AFM - Broker**

Office: (217) 876-7700

E-mail: [ryan@heartlandaggroup.com](mailto:ryan@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)

**Dale E. Aupperle, AFM, ARA - Managing Broker**

Office: (217) 876-7700

E-mail: [dale@heartlandaggroup.com](mailto:dale@heartlandaggroup.com)

Web: [www.heartlandaggroup.com](http://www.heartlandaggroup.com)



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## 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*. -