



FARMLAND FOR SALE

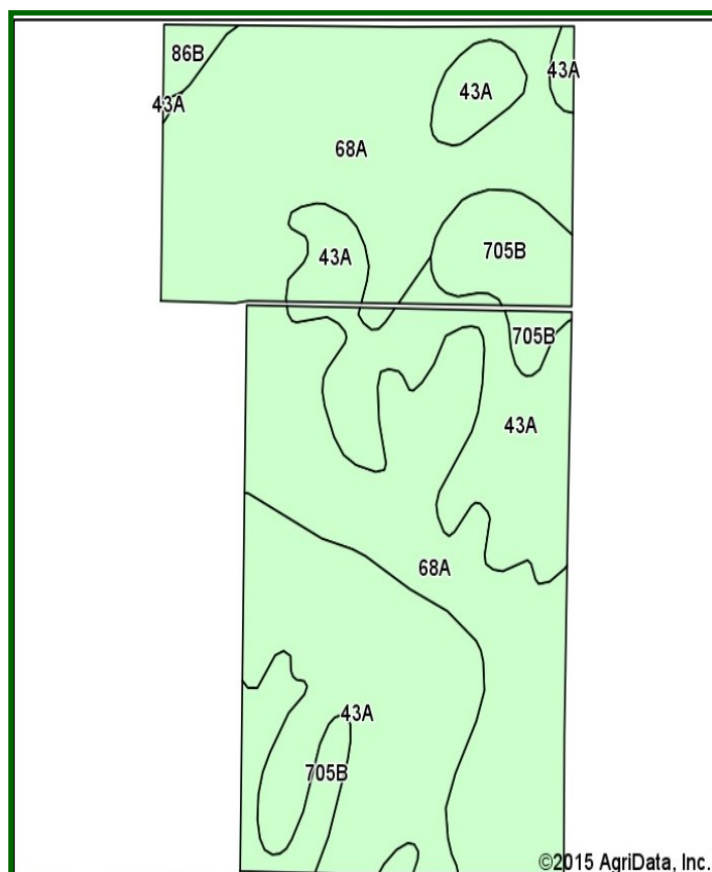
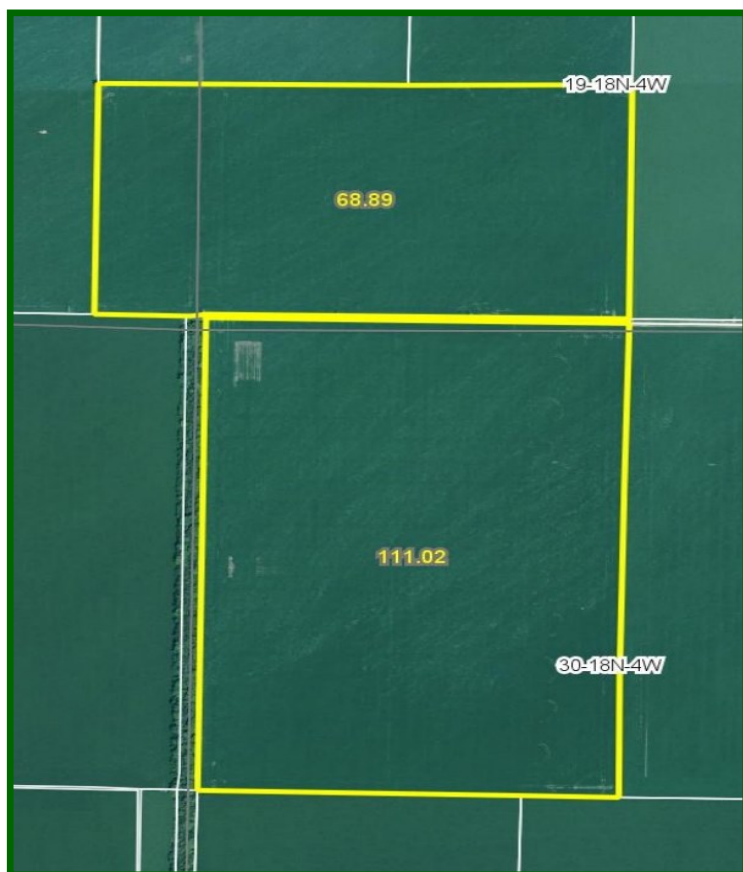
John Lake Trust

**180.85+/- acres in Fancy Prairie Township
Menard County, Illinois**



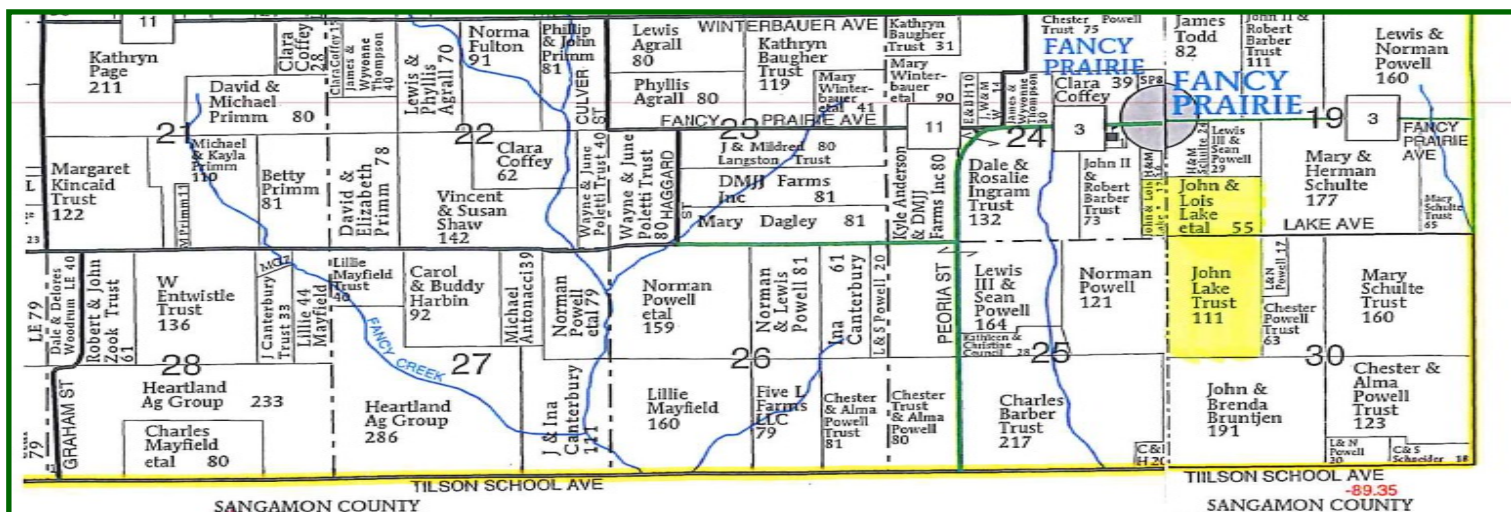
Visit www.Heartland.ag for more details and video

John Lake Trust Farm — Menard County



Area Symbol: IL129, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	94.42	52.5%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	66.50	37.0%		191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	17.10	9.5%		**188	**60	**141
**86B	Osco silt loam, 2 to 5 percent slopes	1.89	1.1%		**189	**59	**140
Weighted Average					191.2	62.3	142.4



Visit—www.Heartland.ag for additional details

180.85+/- acres @ \$11,600/acre

John Lake Trust Farm

Soil Types

Soil types are Sable, Ipava, Buckhart and Osco. Average PI for the entire farm is 142.4. The 10 year recorded yield average for corn is 208.6 bu/acre.

2014 Soil Test Results

pH average 6.2, P average 52, K average 416

Soil Organic Matter is at 3.5%

Farm is enrolled in **ARC-CO**
for Corn and Soybeans

Sale Price

The John Lake Trust Farm is listed
for \$11,600 per acre.

180.85+/- acres total — \$2,097,860.00

Seller is retaining all mineral rights

Broker Information

Heartland Ag Group of Springfield, Inc. is pleased to offer the John Lake Trust property to you.

Our contact information is:

Ernest D. Moody AFM, ARA
Managing Broker

Heartland Ag Group of Springfield, Inc.
2815 Old Jacksonville Rd.
Freedom Building—Suite 204
Springfield, IL 62704
Office: (217) 498-9660
Fax: (217) 498-9622
Mobile (217) 652-9600

Title Insurance

The seller shall provide a title insurance policy in the amount of the purchase price for the farm.

A preliminary title commitment will be furnished for review by the buyer(s).

Seller will pay the 2015 real estate taxes due in 2016.

Terms and Conditions

The buyer(s) will be asked to sign a written contract to purchase the John Lake Trust Farm. A 10% down payment is required upon signing the purchase contract. The balance will be due at closing. Closing date will be 30 days from signing the purchase agreement or as mutually agreed upon between the buyer and seller. **Open lease for 2016. Buyer will be given possession at closing.**

Property Tax Information

PIN: 13-24-400-007

PIN: 13-24-400-009

PIN: 14-19-300-004

PIN: 14-30-100-001

Property taxes averaged \$34.42/acre

E-mail: info@heartland.ag

Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made.

The information is subject to verification and no liability for errors or omissions is assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group of Springfield, Inc. for an appointment. **Heartland Ag Group of Springfield, Inc. and its representatives are agents of the seller.**

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2815 Old Jacksonville Rd.

Springfield, IL 62704



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John Lake Trust Farm

180.85 +/- Acres

\$11,600/Acre

Fancy Prairie Township

Menard County, Illinois