



FARMLAND FOR SALE

Anderson Farm

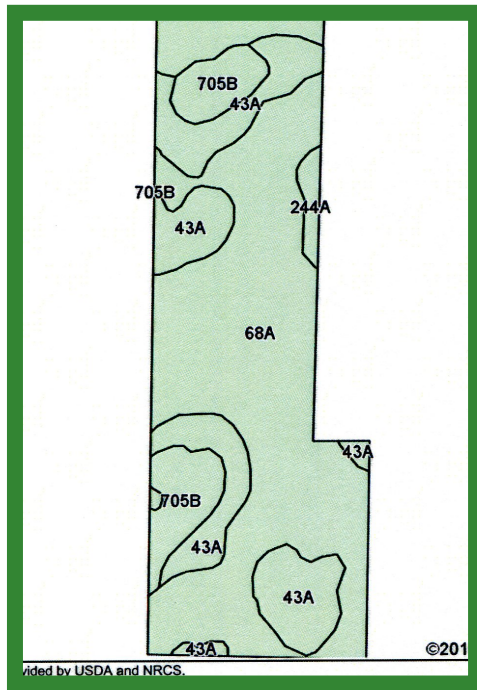
**99.07 acres in Laenna Township
Logan County, Illinois**



Visit www.Heartland.ag for more details

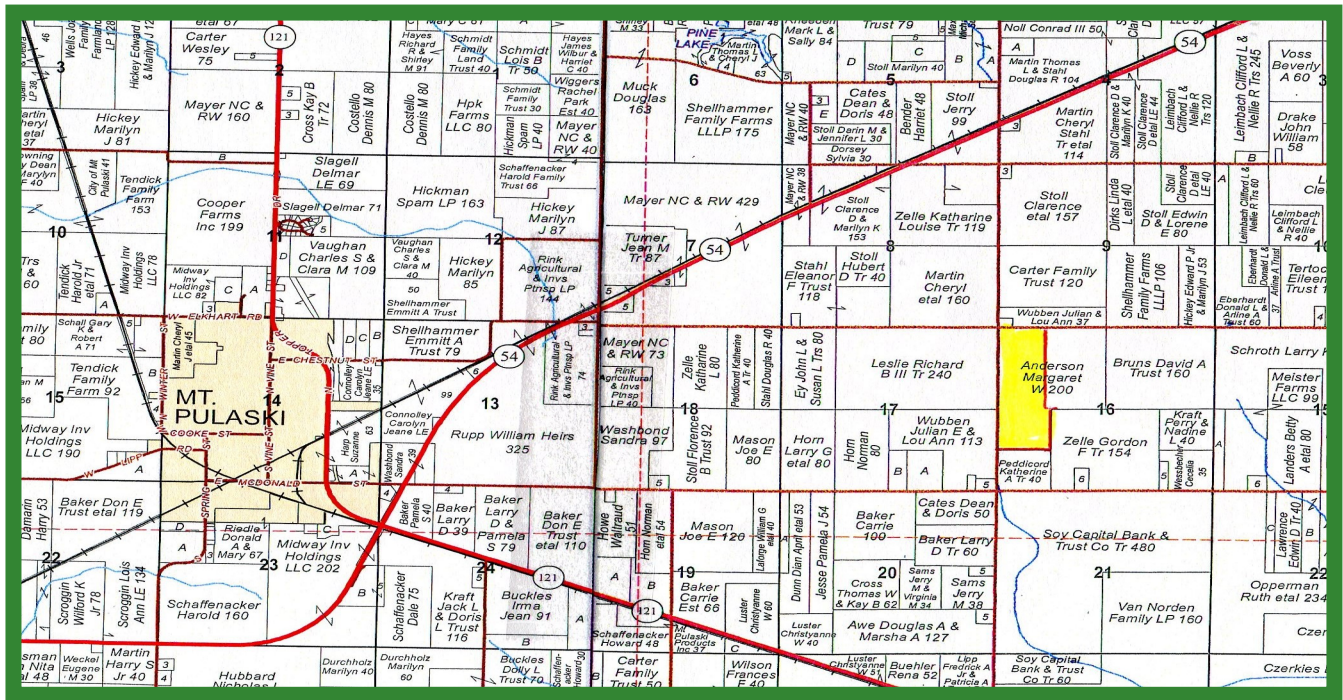
Anderson Farm—99.07 Acres

Three Miles East



Area Symbol: IL107, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. 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	63.60	64.1%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	24.35	24.5%		191	62	142
**705B	Buckhart silt loam, 2 to 5 percent slopes	9.67	9.7%		**188	**60	**141
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	1.61	1.6%		182	59	134
Weighted Average					191.2	62.4	142.4



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Anderson Farm

Soil Types

Soil types are Sable, Ipava, Buckhart and Hartsburg. Weighted PI for the entire farm is 142 +

October, 2015 Soil Tests

pH-6.7; P-42; K-378; OM-3.3%

Yield History

Corn—2010-2016—7 year average 204
Soybeans—2009-2016—8 year average 64

Sale Price

The Anderson Farm is listed
for \$11,250 per acre.

99.07 +/- acres total — \$1,114,537.50

Improved with a 42 X 72 Machine Shed

Broker Information

Heartland Ag Group of Springfield, Inc. is pleased to offer the Anderson property to you.

Our contact information is:

Ernest D. Moody AFM, ARA, AAC

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) 546-0811

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 2016 real estate taxes due in 2017.

Terms and Conditions

The buyer(s) will be asked to sign a written contract to purchase the Anderson 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 2017. Buyer will be given possession at closing .**

Property Tax Information

Part of 02-016-002-00

Property taxes averaged \$38.59/acre
for 200 acres

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.**



2815 Old Jacksonville Rd.
Springfield, IL 62704

99.07 Acres Logan County Farmland For Sale

Heartland Ag Group of Springfield, Inc.

Farm Management Appraisals



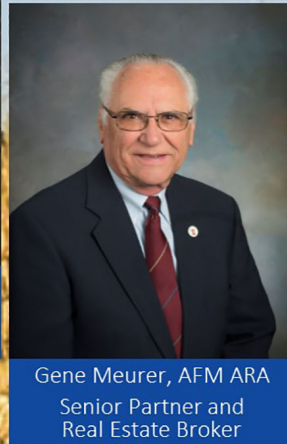
Barry Houmes, AFM
Farm Manager and
Real Estate Broker



Duane Stock, AFM
Senior Partner and
Real Estate Broker



Ernest Moody,
AFM ARA AAC
President & Senior Partner



Gene Meurer, AFM ARA
Senior Partner and
Real Estate Broker

Farmland Sales & Purchases



Elfi Metz, ABR
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