



Heartland Ag
Group Ltd.

Farmland For Sale

Tract #1



Tract #2



Donna Petro Estate Farmland

Tract #1 - 60.00 Acres - Prime Farmland

Tract #2 - 65.15 Acres - Prime Farmland

Elkhart & Mt. Pulaski Townships, Logan County

The Donna Petro Estate Farmland is located directly south/southwest of Lake Fork, Illinois. That places it approximately six miles southwest of Mt. Pulaski and six miles southeast of Elkhart in Logan County. The soils include Sable and Keomah with an average productivity index of 130.5 (*Tract #1*) and 131.5 (*Tract #2*). More details on this farm are in this brochure. *Don't miss this investment opportunity.* **Heartland Ag Group Ltd. signs mark the property.**



Reprinted with permission of Rockford Map Inc.

▼ Location

The Donna Petro Estate Farms are located south and southwest of Lake Fork in Logan County. They are a mile apart. Access is provided by U.S. Route 54 and Logan County township roads giving them excellent access. **Our Heartland Ag Group Ltd. signs mark the property.**

▼ Legal Description

Detailed legal descriptions are available in the title policy which we will provide upon request. Here is a brief description to help locate the property:

Tract #1 - In the South Half (S 1/2) of Section Thirty-six (36), Township Eighteen North (T18N), Range Three West (R3W) of the Third Principal Meridian, Elkhart Township, Logan County, IL.

Tract #2 - In the South Half (S 1/2) of Section Thirty-one (31), Township Eighteen North (T18N), Range Two West (R2W) of the Third Principal Meridian, Mt. Pulaski Township, Logan County, IL.

▼ Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Donna Petro Estate farmland. Tract #2 will be split in half upon the finalization of the sale.

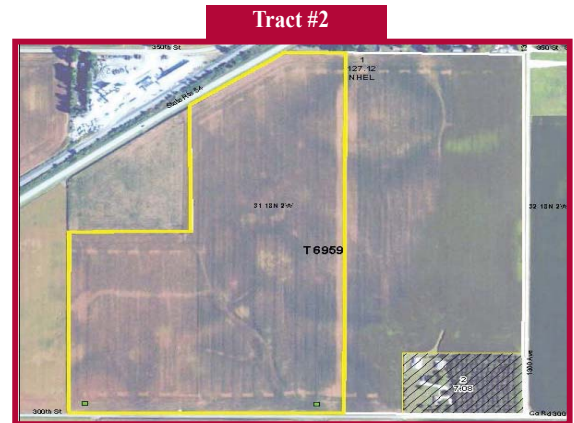
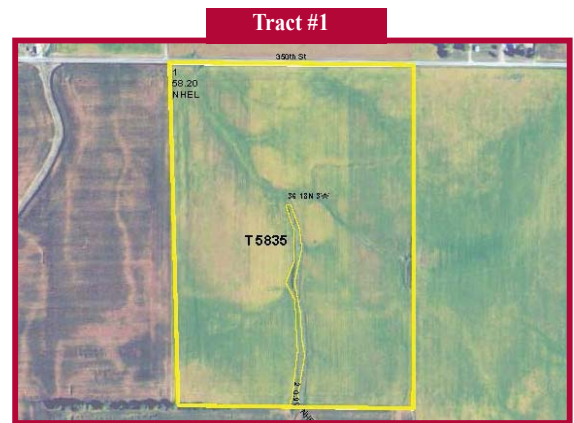
<u>Parcel ID #</u>	<u>Acres</u>	<u>2025 Assessed Value</u>	<u>2025 Taxes Payable in 2026</u>	<u>Rate Per Acre</u>
10-086-011-20	60.00	\$41,600	\$3,050.86	\$50.85
<u>Part of Parcel ID #</u>	<u>Acres</u>	<u>2025 Assessed Value</u>	<u>2025 Taxes Payable in 2026</u>	<u>Rate Per Acre</u>
06-081-012-21	132.45	\$91,940	\$7,109.22	\$53.67

▼ FSA Data

The Logan County Farm Service Agency (FSA) office in Lincoln, Illinois notes Tract #2 was a part of a larger unit of land in Mt. Pulaski Township. The tillable acres and base acres shown are an approximate 50% of the total.

	<u>Tract #1</u>	<u>Tract #2</u>
Farm No.	6021	6021
Tract No.	5835	6959
Tillable Acres	59.10	64.50 est.
Corn Base Acres	32.83	32.25 est.
PLC Corn Yield	180	180
Soybean Base Acres	24.70	32.25 est.
PLC Soybean Yield	55	55

▼ Aerial Photograph



Aerial photograph was provided by Logan County GIS.

▼ Farm Operator and Lease

The Donna Petro Estate Farms are being operated by Stewart Riedle who has done an excellent job of farming under the terms of a crop share lease. He would be interested in continuing his farming operation for a new buyer. Possession will be granted upon the harvest of the 2026 crops. Recent soil tests and historical yield results are available upon request.

▼ Tile Drainage

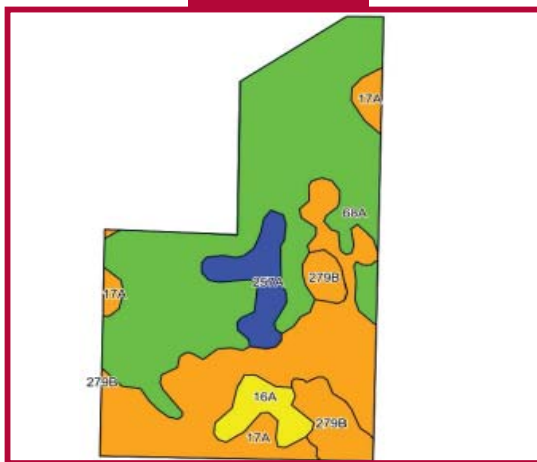
A large ponded area on Tract #1 has had significant lateral tile lines put in place and a map of that installation is available.

▼ Soil Map

Tract #1



Tract #2



▼ Soil Productivity

Soil types and productivity ratings on the Donna Petro Estate Farms (as published by the University of Illinois, Department of Agronomy in circular 811) are as follows:

Tract #1	Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
	68	Sable silty clay loam	28.47	48.2%	143.0
	17	Keomah silt loam	21.03	35.6%	119.0
	279	Rozetta silt loam	8.69	14.7%	118.0
	257	Clarksdale silt loam	0.83	1.4%	128.0
	279	Rozetta silt loam	0.08	0.1%	120.0
	Weighted Averages		59.10	100%	130.5
	Non-tillable		0.90		
	Total		60.00		

Tract #2	Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)
	68	Sable silty clay loam	33.61	52.1%	143.0
	17	Keomah silt loam	20.20	31.3%	119.0
	279	Rozetta silt loam	4.25	6.6%	118.0
	257	Clarksdale silt loam	3.74	5.8%	128.0
	16	Rushville silt loam	2.70	4.2%	109.0
	Weighted Averages		64.50	100%	131.5
	Non-tillable		0.65		
	Total		65.15		

▼ 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 Donna Petro Estate 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 sellers are represented in this transaction by:

Michael Fleshman, Attorney
Woods & Bates
306 Clinton St.
Lincoln, IL 62656
Phone: (217) 737-2890

▼ 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 is 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 Donna Petro Estate Farmland for sale as follows:

Tract #1

60.00 acres @ \$14,750 per acre = \$885,000.00 in total

Tract #2

65.15 acres @ \$14,750 per acre = \$960,962.50 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
Designated Managing Broker



Ryan E. Aupperle
Managing Broker



Jeremy L. Crouch
Broker



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