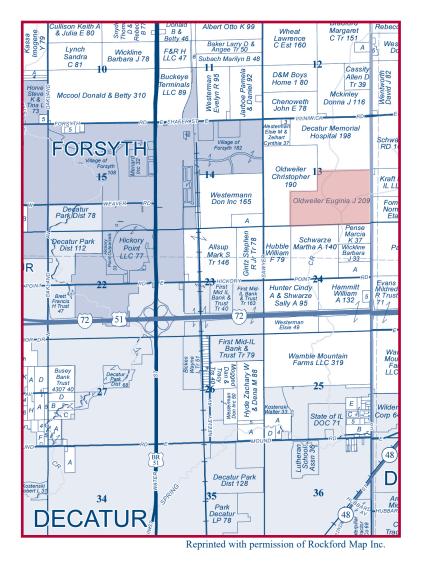


# Farmland For Sale



# John Oldweiler Trust Farm 200.88 Acres - Prime Farmland Hickory Point Township Macon County, Illinois

The John Oldweiler Trust farmland is located 1 mile directly east of Forsyth, Illinois. The soils are primarily Flanagan, Drummer, and Dana with a productivity index of 141.4. Details on the farm are in this brochure. *Don't miss this investment opportunity*. Heartland Ag Group Ltd. signs mark the property.



### Location

The John Oldweiler Trust farm is located 1 mile directly east of Forsyth, Illinois. Access to the farm is provided by Greenswitch Road which forms the east boundary of the farm. Our Heartland Ag Group Ltd. signs mark the property.

### ▼ Legal Description

Below is a brief legal description of the John Oldweiler Trust farm:

### Parcel ID #: 07-07-13-400-002 (200.88 acres)

The SE 1/4 of Section 13, Township 17 North, Range 2 East; and, the SE 1/4 of the SW 1/4 of Section 13, Township 17 North, Range 2 East of the 3rd Principal Meridian, Macon County, Illinois.

▼ Boundary Survey Robert Cox did a boundary survey on this property which shows a total of 200.88 acres. Please call us if you would like a copy of that Plat of Survey.

### **v** Farm Operator and Lease

The John Oldweiler Trust farm is being operated under the terms of a cash rent lease for year 2021 by Schwarze Enterprises LLC. The primary crops grown in the area are corn and soybeans. The Schwarze's do an excellent job and would like to continue their farming operation for the new owners.

### Aerial Photograph



Aerial photograph was provided by the AgriData. Inc.

### **FSA Data**

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

Farm No.:	462
Tract No.:	2046
Total Acres	199.40
Tillable Acres	191.49
Corn Base Acres	92.00
PLC Corn Yield	184
Soybean Base Acres	92.00
PLC Soybean Yield	54

Note - The Macon County FSA office has verified there are no wetlands or highly erodible acreage identified in this property. Wetland determinations are incomplete.

### **Tax Information**

The Macon County Treasurer has provided the following real estate tax information on the John Oldweiler Trust farmland:

		2020	2020 Taxes	Rate
<u>Parcel ID #</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>Payable in 2021</u>	<u>Per Acre</u>
07-07-13-400-002	200.00	\$171,770	\$13,102.30	\$65.51

### ▼ Soil Map



### **v** Soil Productivity

Soil types and productivity ratings on the John Oldweiler Trust farmland (as published by the University of Illinois, Department of Agronomy in circular 811 & 1156) are as follows:

			% of	Productivity	Productivity
<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>Farm</u>	<u>Index (811)</u>	<u>Index (1156)</u>
154	Flanagan silt loam	81.35	42.5%	144.0	160.0
152	Drummer silty clay loam	40.77	21.3%	144.0	150.0
56	Dana silt loam	20.38	10.6%	131.0	140.0
107	Sawmill silty clay loam	17.73	9.3%	139.0	140.0
198	Elburn silt loam	10.45	5.5%	143.0	155.0
171	Catlin silt loam	7.68	4.0%	138.0	145.0
679	Blackberry silt loam	7.33	3.8%	142.0	145.0
67	Harpster silty clay loam	5.80	3.0%	133.0	135.0
	Weighted Averages	191.49	100%	141.4	151.7
	Non-tillable Acres	<u>9.39</u>			
	Total Acres	200.88			

▼ Building Site This farm has a modest set of improvements consisting of a dwelling, 46 ft. x 54 ft. implement shed, 10,000 bushel grain storage bin, and a livestock barn located on 3.00 acres.



▼ **Drainage** The surface drainage ditches on this farm handle the excess rainfall and provide an excellent outlet for tile lines for the entire farm.

### ▼ Title Insurance

The seller shall provide a title insurance policy on the amount of the purchase price for this transaction. 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 John Oldweiler 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.

### **V** 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 buyers or prospective buyers.

▼ Listing Price Heartland Ag Group Ltd. is offering the John Oldweiler Trust farmland for sale as follows:

200.88 acres @ \$16,250 per acre = \$3,264,300 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:

> 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.

### **v** 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. AupperleRyan E.PresidentFarm I



Ryan E. AupperleJeremy L. CrouchFarm ManagerRural 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.