



Heartland Ag
Group Ltd.

Farmland For Sale

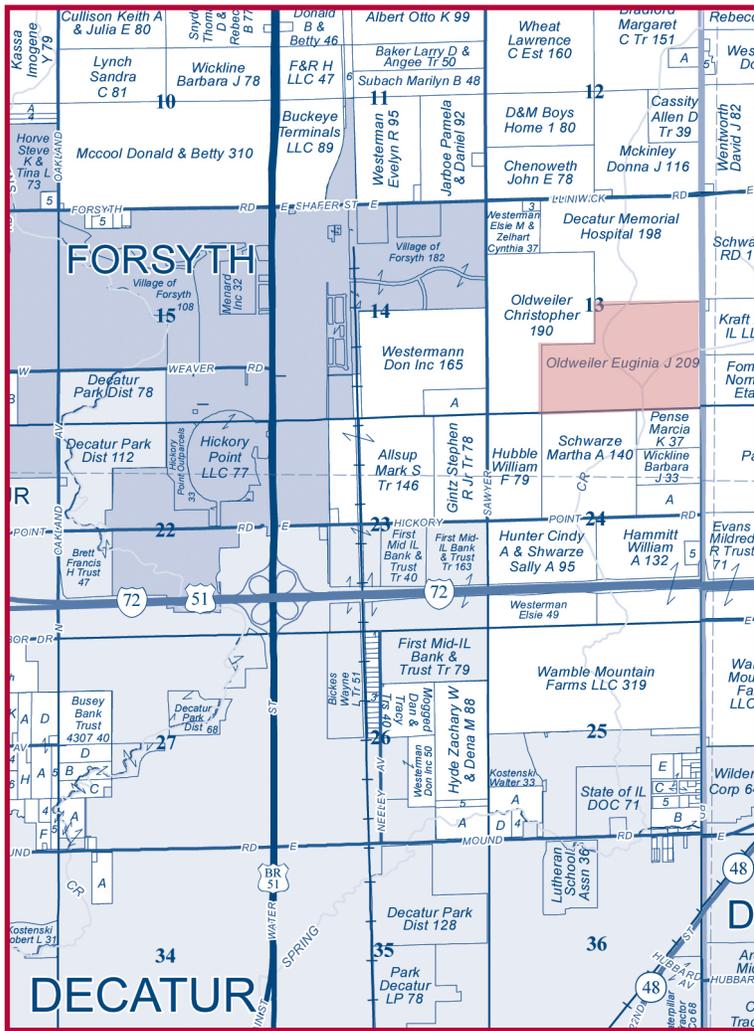


John Oldweiler Trust Farm

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.**



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▼ 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.

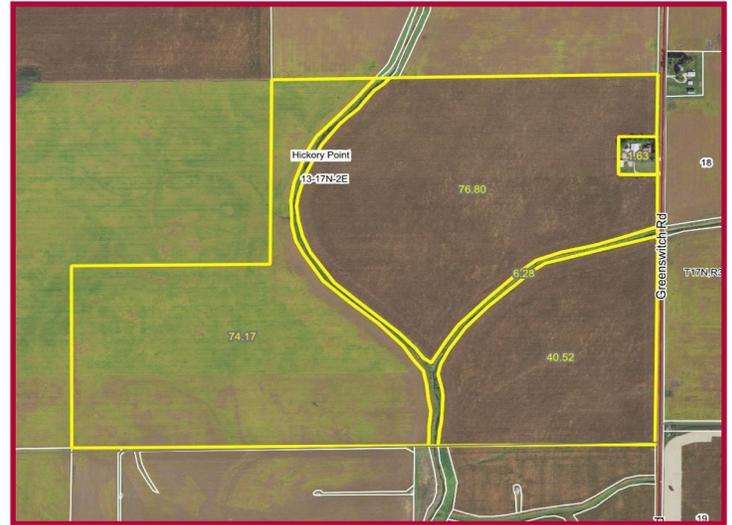
▼ Boundary Survey

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.

▼ 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:

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



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
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*. -