



**Heartland Ag
Group Ltd.**

Farmland For Sale



John Oldweiler Trust Farm

208.45 Acres - Prime Farmland

**Maroa Township
Macon County, Illinois**

The John Oldweiler Trust farmland is located east of Maroa, Illinois. The soils are primarily Sable and Ipava with a productivity index of 142.5. Details on the farm are in this brochure. *Don't miss this investment opportunity!* **Heartland Ag Group Ltd. signs mark the property.**

▼ Farm Operator and Lease

The John Oldweiler Trust farm is being operated under the terms of a flexible cash rent lease for 2023 by Schwarze Enterprises, LLC. Primary crops grown in the area are corn and soybeans. The Schwarzes do an excellent job and would like to continue their farming operation for the new owners.

▼ Aerial Photograph



Aerial photograph was provided by AgriData, Inc.

▼ FSA Data

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

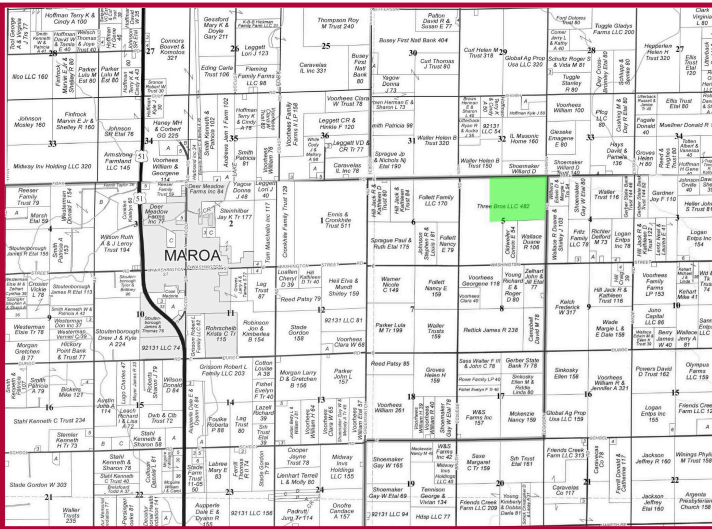
Farm No.	8102
Tract No.	8130
Total Acres	205.86
Tillable Acres	205.74
Corn Base Acres	101.51
PLC Corn Yield	182
Soybean Base Acres	101.51
PLC Soybean Yield	56

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:

Parcel ID#	Acres	2023 Assessed Value	2022 Taxes Payable in 2023	Rate Per Acre
10-03-05-100-004	208.45	\$156,924	\$12,332.36	\$59.16



▼ Location

The John Oldweiler Trust farm is located 3 miles east of Maroa, Illinois. Access to the farm is provided by Leghorn Road, which forms the east boundary, and Lake Fork Road, which forms the north boundary. Heartland Ag Group Ltd. signs mark the property.

▼ Legal Description

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

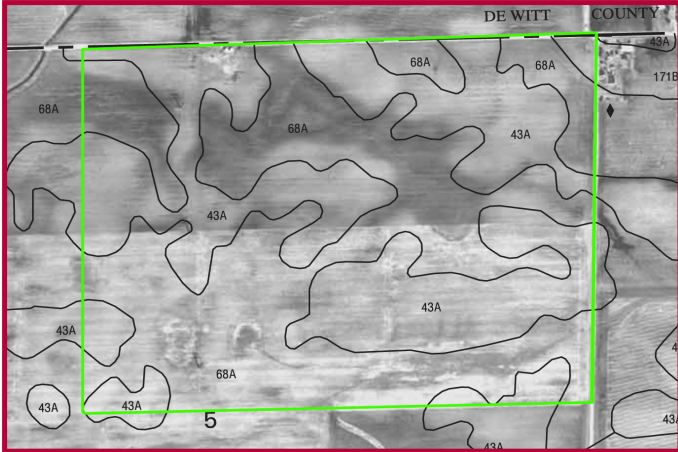
Parcel ID #: 10-03-05-100-004 (208.45 acres)

Part of the North Half (N ½) of Section Five (5), Township Eighteen North (T18N), Range Three East (R3E) of the Third Principal Meridian, Maroa Township, Macon County, Illinois.

▼ Boundary Survey

Robert Cox did a boundary survey on this property which shows a total of 208.45 acres. Please call us if you would like a copy of that plat of survey.

▼ Soil Map



▼ 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:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	110.40	53.8%	143.0	155.0
43	Ipava silt loam	94.10	45.8%	142.0	160.0
171	Catlin silt loam	0.84	0.4%	136.6	143.6
Weighted Averages		205.34	100%	142.5	157.2
Non-tillable Acres		3.11			
Total Acres		208.45			

▼ 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.

▼ 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:

208.45 acres @ \$18,950 per acre = \$3,950,127 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:

- Ryan E. Aupperle, AFM - Managing Broker
Office: (217) 876-7700
Email: ryan@heartlandaggroup.com
Web: www.heartlandaggroup.com
- Dale E. Aupperle, AFM, ARA - Designated Managing Broker
Office: (217) 876-7700
Email: dale@heartlandaggroup.com
Web: www.heartlandaggroup.com



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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*. -