

Farm for Sale

First Mid Ag Services - Farm Brokerage

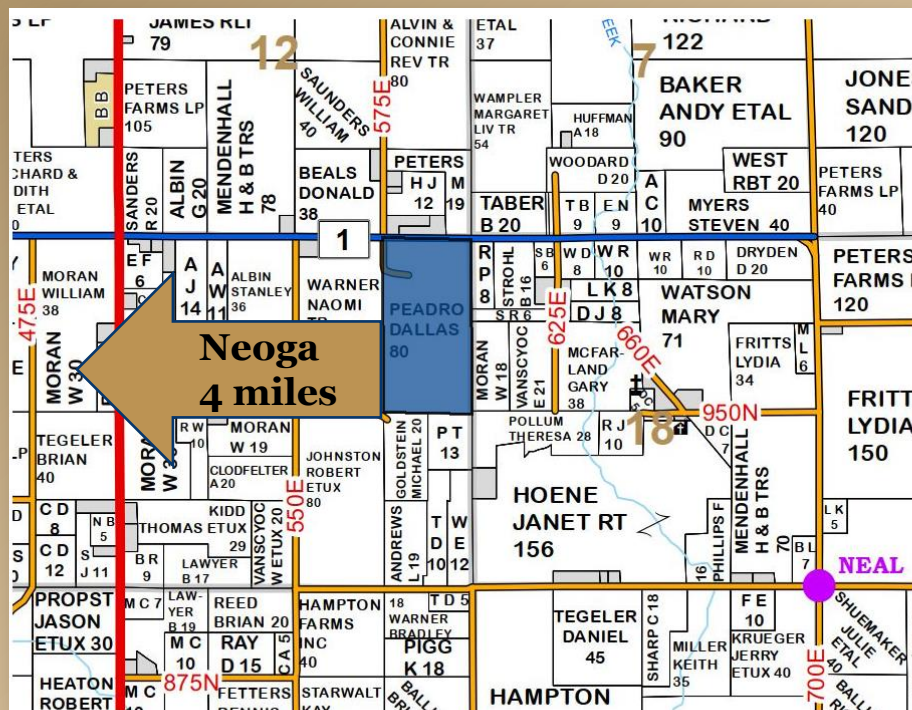
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Peadro Farm

80 acres, House, and Outbuildings in Cumberland County
Offered in combination at \$6,500/acre (\$520,000.00)



Neoga (E) Township
Section 13
Township 10N
Range 7E

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Contact Information

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First Mid Ag Services
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(Office) 217-345-8312

Highlights

- Good mixed-purpose property
- Wonderful homesite just minutes from I-57 exit

Real Estate Tax Information (2017 Payable 2018)

<i>PIN</i>	<i>Acres</i>	<i>Assessed Value</i>	<i>Tax</i>
06-13-200-003	80.00	\$14,900	\$1,004.06

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Home / Building Site

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- 1200 ft² well-maintained ranch home with central air & heat
- Machine shed (bottom right) measures 22' x 35' and would be an excellent storage area for hunting equipment
- Machine shed (bottom left) features two overhead doors and measures 27' x 32'. Great area for boats or ATV's.
- The pasture area east of the house would be a great area for a pond in this unique, secluded paradise.
- Plenty of area for food plots throughout the property.



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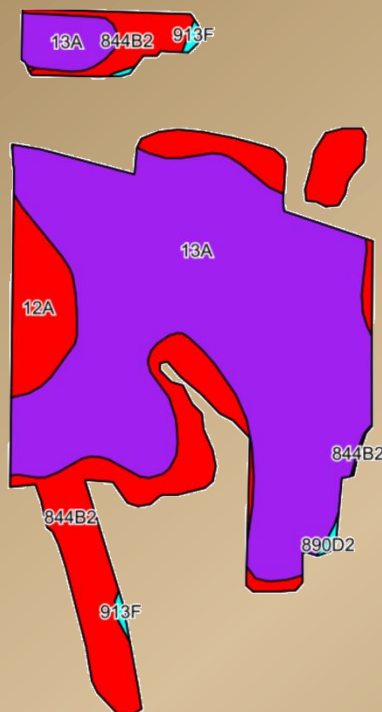
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Aerial Map, Soil Information, Yield History

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Soil	Soil Description	Acres
13A	Bluford Silt Loam	29.89
844B2	Ava-Blair Complex	10.24
12A	Wynoose Silt Loam	2.74
913F	Hickory-Marseilles Complex	0.21
890D2	Ursa-Atlas Complex	0.08

Tillable Acres: 43.16

Farm Average PI: 99.2

General Terms:

The buyer shall provide a 10% down payment upon entering into a contract. All mineral rights owned by the seller will be conveyed. The buyer shall receive possession of the property at closing, and the farm lease is open for 2019. Buyer will receive a credit for the 2018 property taxes payable in 2019 and shall be responsible for all future taxes.

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