



First Mid

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Woodford
County Farmland
For Sale

25.96+/- Acres

Walnut Grove, LLC Farm

This property is located 3 miles north & 2 miles east of Congerville, or 6.5 miles southeast of Eureka, IL. It features ~20.4 tillable acres, a one acre pond and a 128' x 60' Morton machine shed.

**Listed @
\$250,000**



Looking south from the north side of the property.

- Paved access road to shared gravel lane.
- Improved with Morton machine shed with gravel floor.
- 1-acre pond
- Potential building site.

For More Information Contact:

David Klein, ALC

Managing Broker

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First Mid Ag Services
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The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Bank and Trust Company is the Listing Broker, David Klein, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

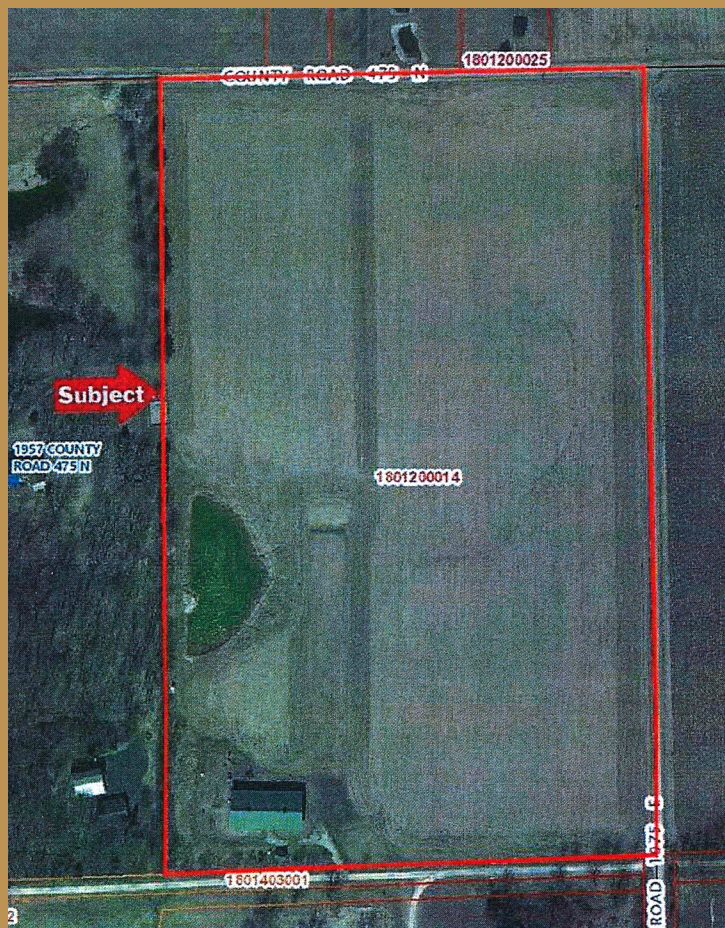


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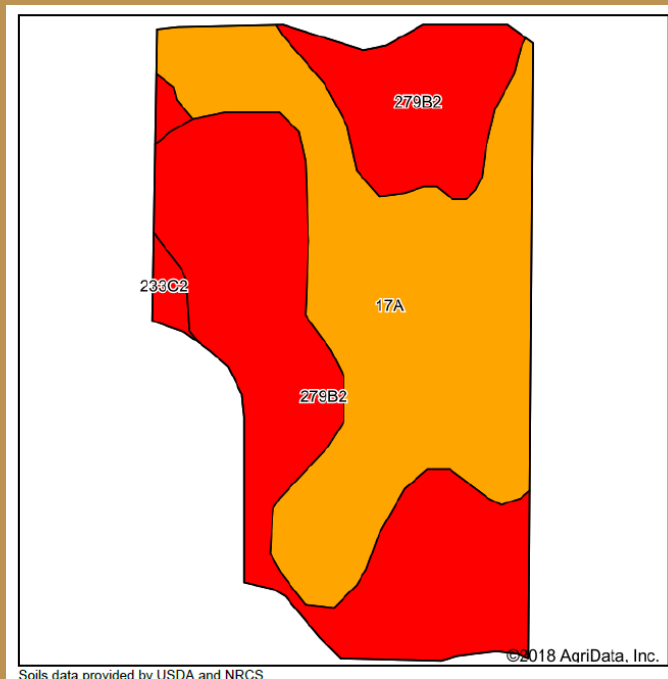
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**Walnut Grove, LLC
Farm**
25.96 +/- Acres
Woodford Co., IL

Aerial Photo



Soil Information



USDA INFORMATION

Farm Number:	5922
Total Farmland Acres	23.2
Corn Base Acres:	12.2
Corn Established Yield	100
Soybean Base Acres:	11
Soybean Established Yield	31

Soil Legend:

279B2 — Rozetta silt loam
17A — Keomah silt loam
233C2 — Birkbeck silt loam

Soils data provided by AgriData Inc.
Aerial photo-Woodford County GIS
Weighted soil PI:116.3
We estimate ~20.4 acres are tillable.

FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.

General Terms:

Listing Price: \$250,000 on 25.96+/- acres. Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the Buyer. The 2017 real estate taxes payable in 2018 were paid by the Seller. Seller will pay 2018 real estate taxes due in 2019 via a credit at closing based upon the most recent real estate tax information available. Seller will retain all of the 2018 crop and government payments and will pay all 2018 crop expenses. Seller will grant full possession of the property to Buyer at closing, subject to the terms of the 2018 lease ending February 28, 2019. www.firstmidag.com



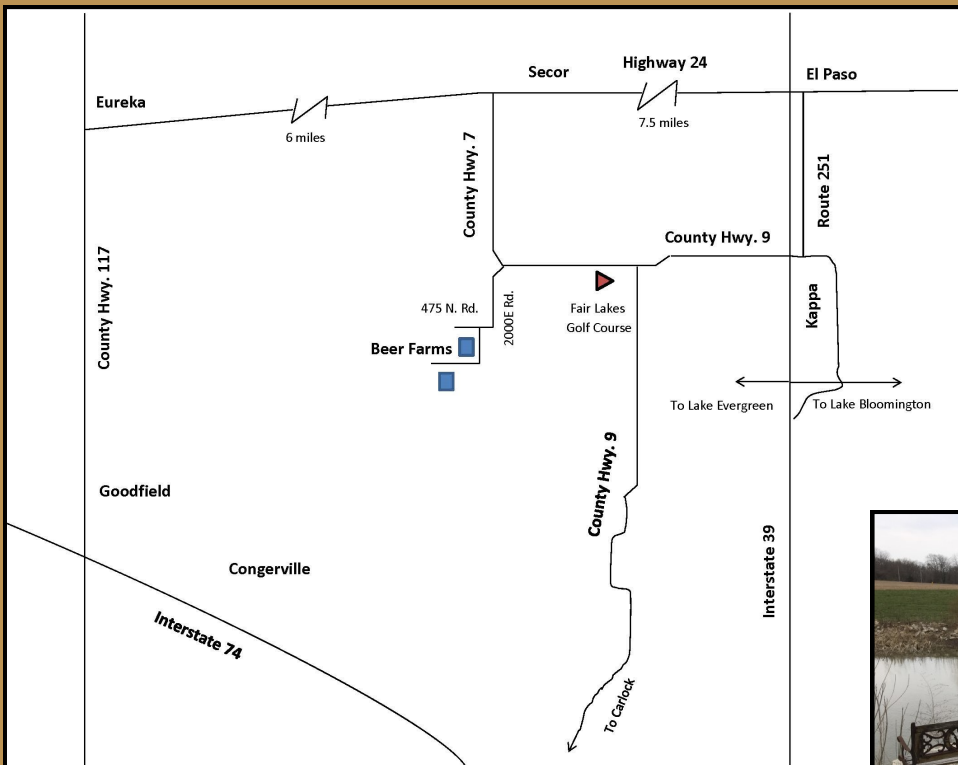
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**Walnut Grove, LLC
Farm**

25.96 +/- Acres
Woodford Co., IL

Map to Property



General Utilities

Electricity: Corn Belt Electric
Water: No well at this location
Access: Oil & Chip Township Road 475N Gravel 1975 E Rd & Shared lane
School District: Eureka-Congerville-Goodfield

Real Estate Tax Information

Parcel I.D.:	18-01-200-014
Total Tax Acres:	25.96
Total Land 2017 Assessment:	\$4,398
Total Building 2017 Assessment:	\$28,670
2017 Tax Rate:	7.4468%
Total 2017 paid in 2018:	\$2,462.52

Source: Woodford County Assessor Office



Generator Building—This property has the ability to go “off the grid”



General Terms:

Buyer will enter into a contract with 10% down payment and the balance due within 45 days of contract signing, or as negotiated. Seller to pay 2018 real estate taxes due in 2019 by credit at closing, if not previously paid. 2018 real estate taxes shall be estimated based upon 2017 information. 2019 real estate taxes to be paid by the receiver of the 2019 crop or rent. The 2019 lease is open. A title policy in amount of purchase price to be supplied by Sellers.



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Bloomington, IL 61704



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First Mid Ag Services... can help you achieve your farmland ownership goals.

- Farm Management
- Farm Brokerage (*land sales & purchases*)
- Farmland Auctions
- Farm Appraisals
- Ag Project Consultation
- Crop Insurance



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