



First Mid

AG SERVICES

Iroquois County Farmland Auction

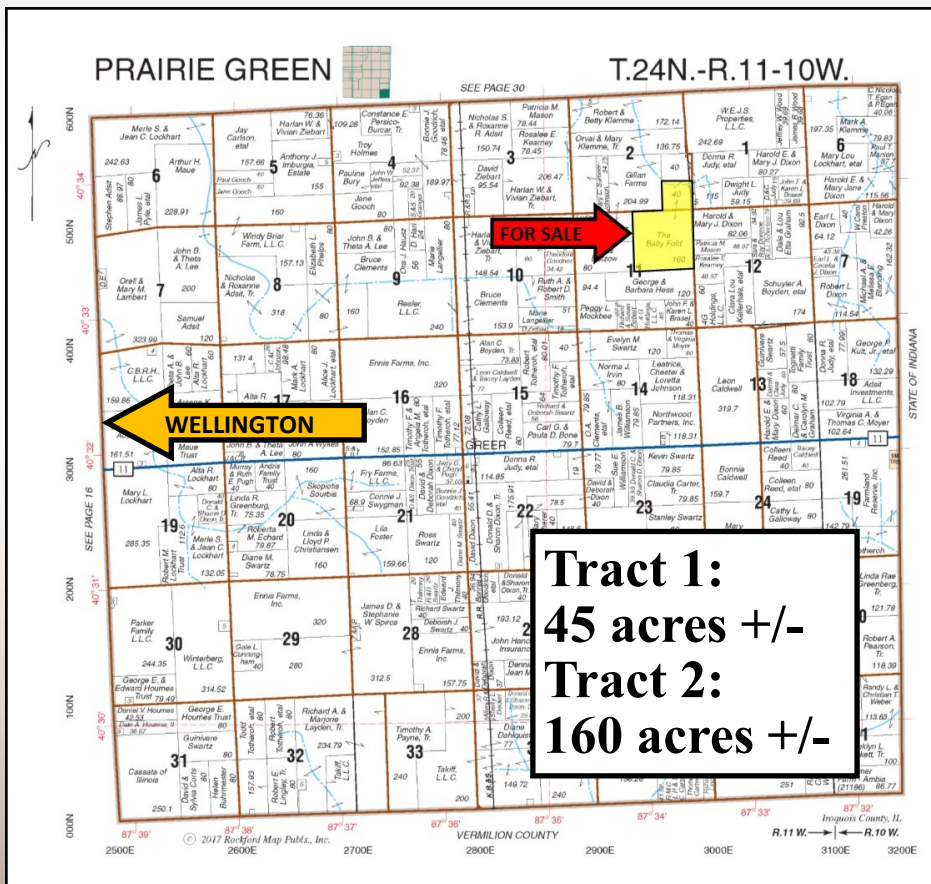
205.00+/- Acres

The Baby Fold-Burton Farm

This highly tillable farm will be sold as 2 tracts and is located 12 miles northeast of Hoopeston, IL & 6 miles east of Wellington, IL.

**April 4th @
10:00am**

- At the Corner of 500N & 3000E, Iroquois Co., IL
- High Percent Tillable
- Building site on Tract 2



For More Information Contact:

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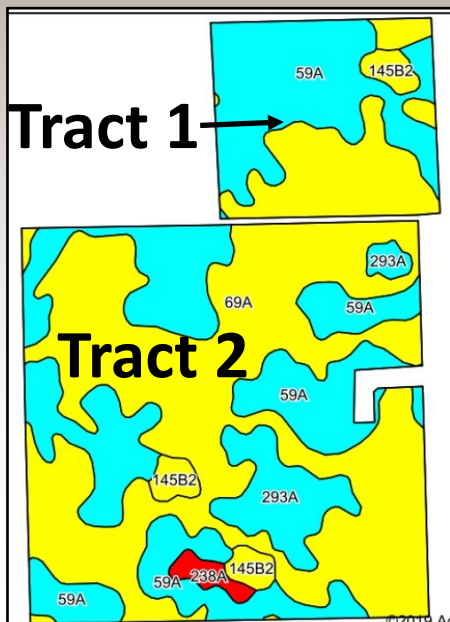
The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and 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 Wealth management is the Listing Broker, Brian Thompson and Ross Perkins, Real Estate Brokers, are the designated agents and represent 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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205.00+/- Acres
Farmland
Iroquois County, IL

Cropland Soils



Soils Legend:

69A - Milford silty clay loam
59A - Lisbon silt loam
293A - Andres silt loam
145B2 - Saybrook silt loam
238A - Rantoul silty clay

Weighted Soil PI: 131.1

Aerial Photo and Soils data
Provided by AgriData Inc.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2014	181.2	58.7
2015	122.6	57.5
2016	209.2	64.9
2017	179.8	65.1
2018	213.6	75.5
Average:	181.3	64.3

Aerial Photo



Tract 2 Buildings Include:

- Ranch-Style House w/ 2-car Garage
- 40'x50' Quonset Shed
- 8,000 bu. Grain Bin with Dryer



Building site to be sold "as-is" with Tract 2

Real Estate Tax Information

Parcel ID	Total Tax Acres	2017 Land Assessment	2017 Building Assessment	2017 Taxes Paid 2018	Taxes Per Acre
41-01-300-001	5.00	\$1,030	—	\$113.50	\$22.70
41-02-400-002	40.00	\$9,790	—	\$1,078.74	\$26.97
41-11-200-001	160.00	\$44,980	\$23,053	\$7,496.40	\$46.85
Combined Totals	205.00	\$55,800	\$23,053	\$8,688.64	\$42.38

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

General Terms:

Buyer will enter into a contract with 10% down payment required and balance due at closing within 30 days. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. 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 grant full possession of the property to Buyer upon receipt of a signed sale contract and 10% nonrefundable down payment. www.firstmidag.com