



First Mid

AG SERVICES

Coles County
Farmland
For Sale!

58.0 +/- Acres

Located in Charleston Township this farm is ideal for someone who love to be outdoors! Plenty of hunting and recreational opportunities available on this 58.0 acre farm in Coles County. This farm is listed at \$385,700.

**Listed @
\$6,650 /acre**

Coles County | Charleston Township | Section 26



For More Information Contact:

Ron Pierce, Broker
217-345-8312
rpierce@firstmid.com

First Mid Ag Services
1400 E. Lincoln Ave
Charleston, IL 61920

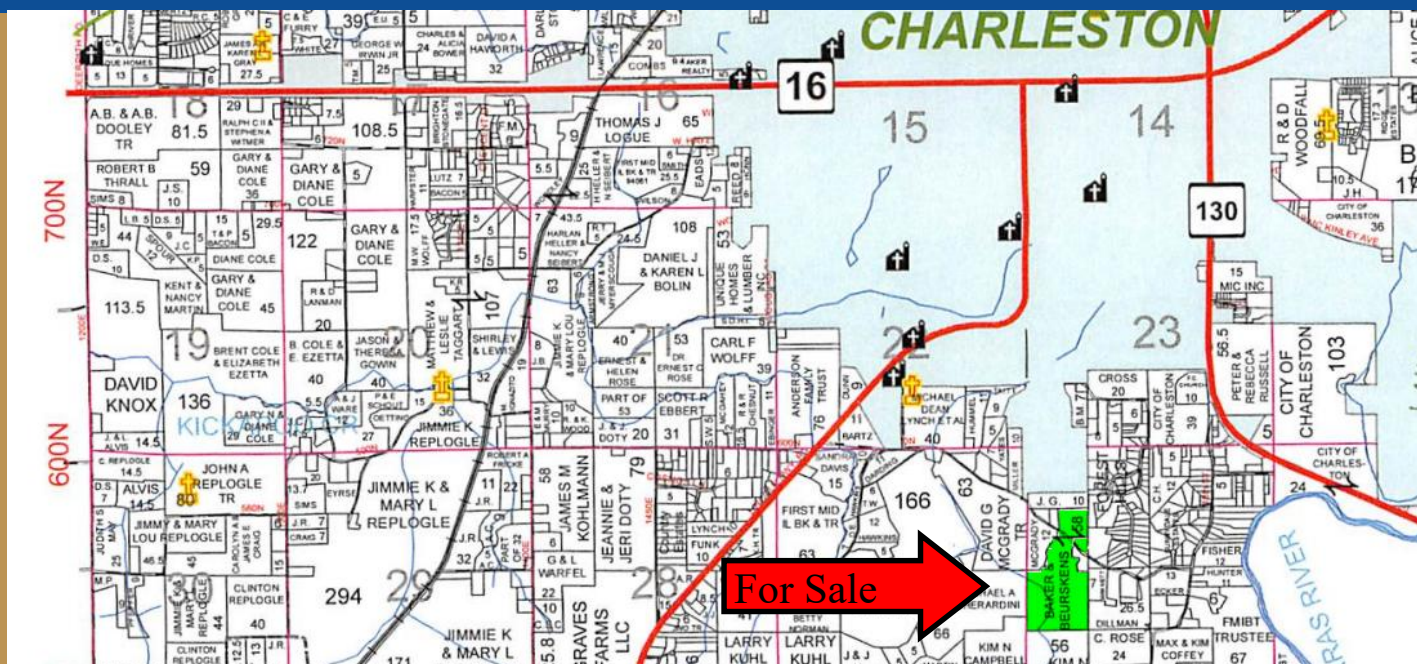
The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and 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 Wealth Management is the Listing Broker, Ronald Pierce 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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Buerskens & Baker Farm
58 +/- Acres
Coles County, Illinois



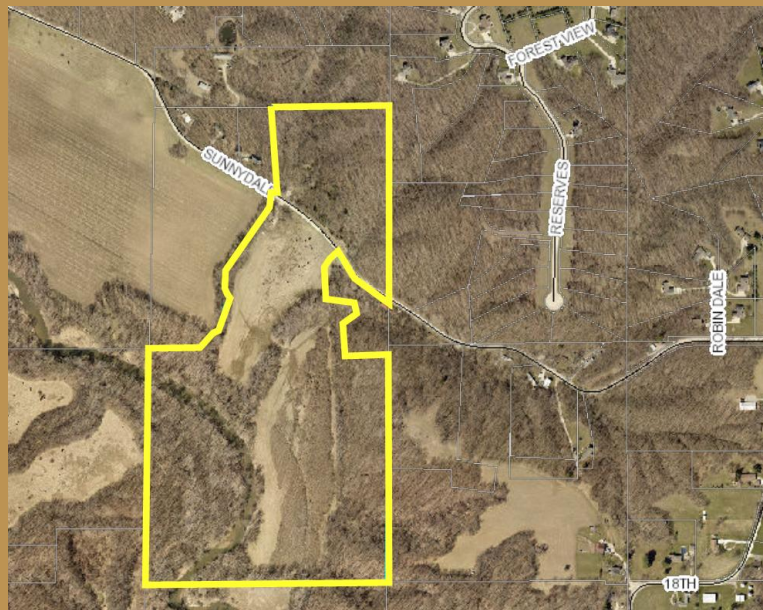
Coordinates: 39.457095°, -88.173973°

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County GIS Map



Real Estate Taxes



Parcel ID	Acres	Tax Rate	2017 Taxes
02-1-01210-000	58.000	6.783220	\$730.22

General Terms:

Listing Price: \$6,650/acre on 58.0+/- acres or \$385,700. 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. 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 at closing. www.firstmidag.com