



# First Mid

## AG SERVICES

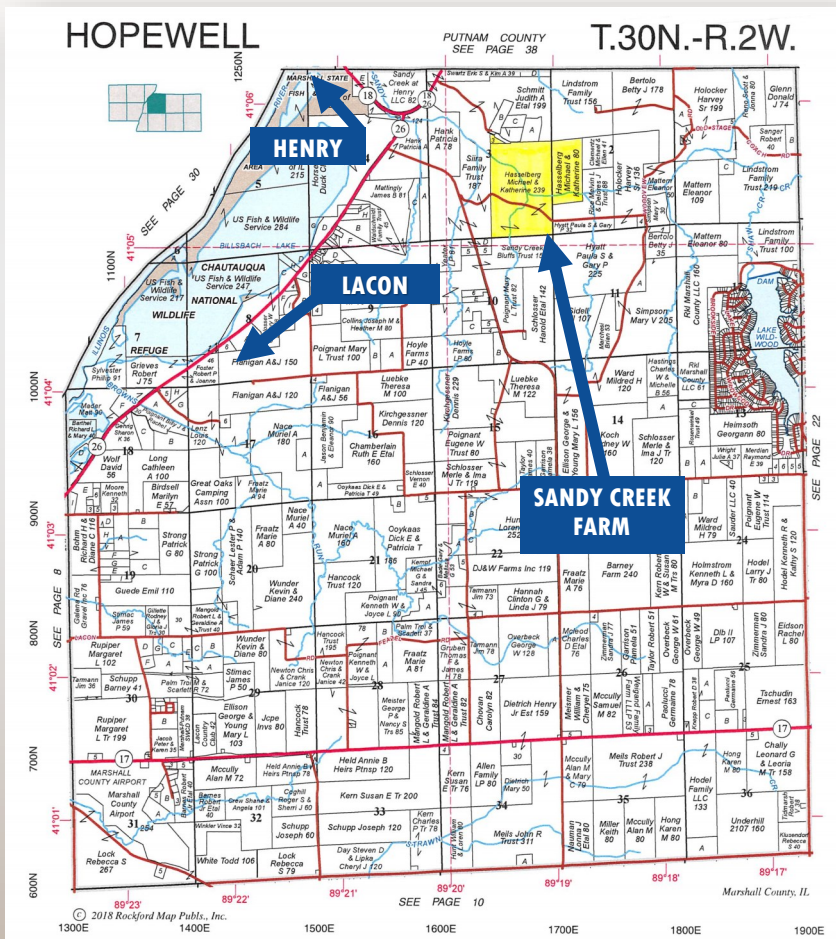
**Marshall County  
Farmland  
For Sale!**

**327.33+/- Acres**

### Sandy Creek Farm

This property features productive tillable land blended with great recreational potential and CRP. Located 7.5 miles Northeast of Lacon and 3 miles Southeast of Henry.

**Listed @  
\$4,675/acre**



**Marshall County | Hopewell Township | Sections 2 & 3**

- 172.42 Acres of tillable land in production for good source of income.
- 29.37 Acres enrolled in CRP paying \$245/acre annually.
- Approx. 125.54+/- Acres of timber plus Sandy Creek running through the property that provides hunting and recreational opportunities.
- Great access and located close to amenities.
- Possible future home building site overlooking farm.

#### For More Information Contact:

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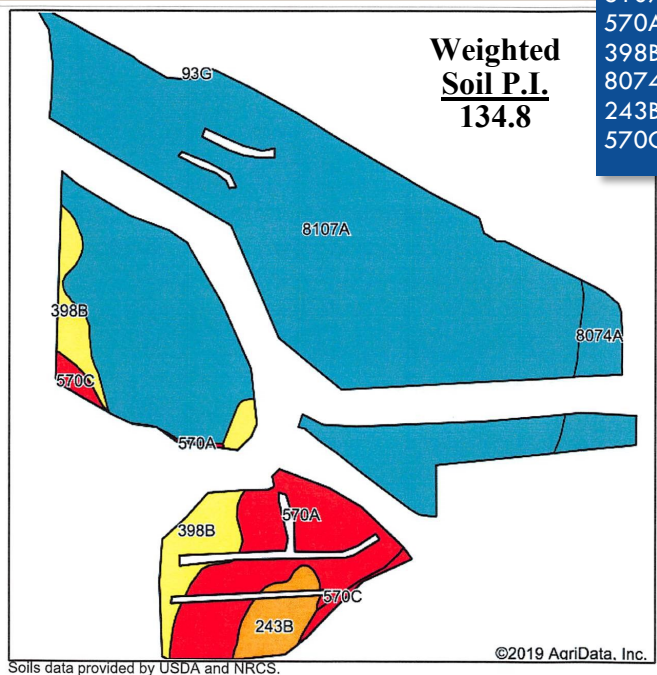


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Sandy Creek Farm  
327.33 +/- Acres  
Marshall County,  
Illinois

### Soil Map



### Soils Legend

8107A — Sawmill silty clay loam  
570A — Martinsville silt loam  
398B — Wea silt loam  
8074A — Radford silt loam  
243B — St. Charles silt loam  
570C — Martinsville fine sandy loam

FSA Farm #: 3306

FSA Tract #: 9496

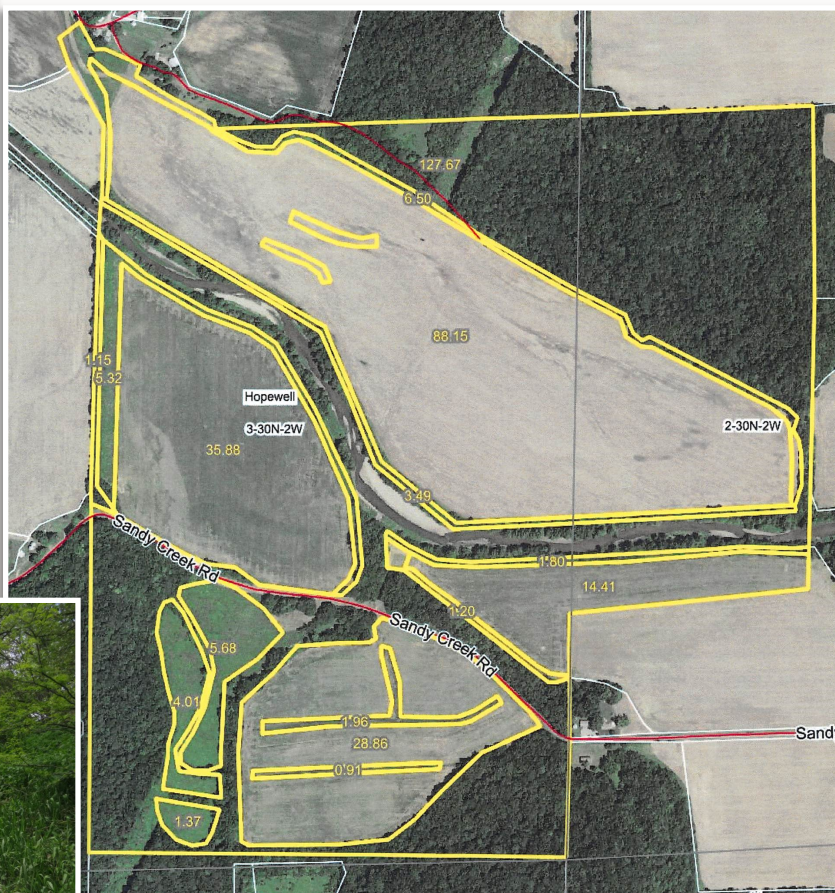
FSA 201.79  
Cropland:

### CRP Contracts

Contract #	Acres	\$ per Acre	Expiration
11100	21.67	\$245.01	9-30-2025
11204	7.70	\$245.18	9-30-2027

### 2018 Real Estate Taxes (Payable in 2019)

Acres	Tax Rate	2018 Taxes
322	7.34478%	\$6300.02



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

### General Terms:

Listing Price: \$4,675/acre on 327.33 +/- acres or \$1,530,267.75. Buyer will enter into a contract with 10% down payment with the balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer. Mineral rights owned will be conveyed. The 2018 real estate taxes payable in 2019 will be paid by the Seller. Seller will pay 2019 real estate taxes due in 2020 via a credit at closing based upon the most recent real estate tax information available. Seller will retain all of the 2019 crop and government payments and will pay all 2019 crop expenses. Seller will grant full possession of property to Buyer at closing, subject to the terms of the 2019 lease, which expires February 29, 2020. [www.firstmidag.com](http://www.firstmidag.com) Twitter: @FirstMidag