



First Mid

AG SERVICES

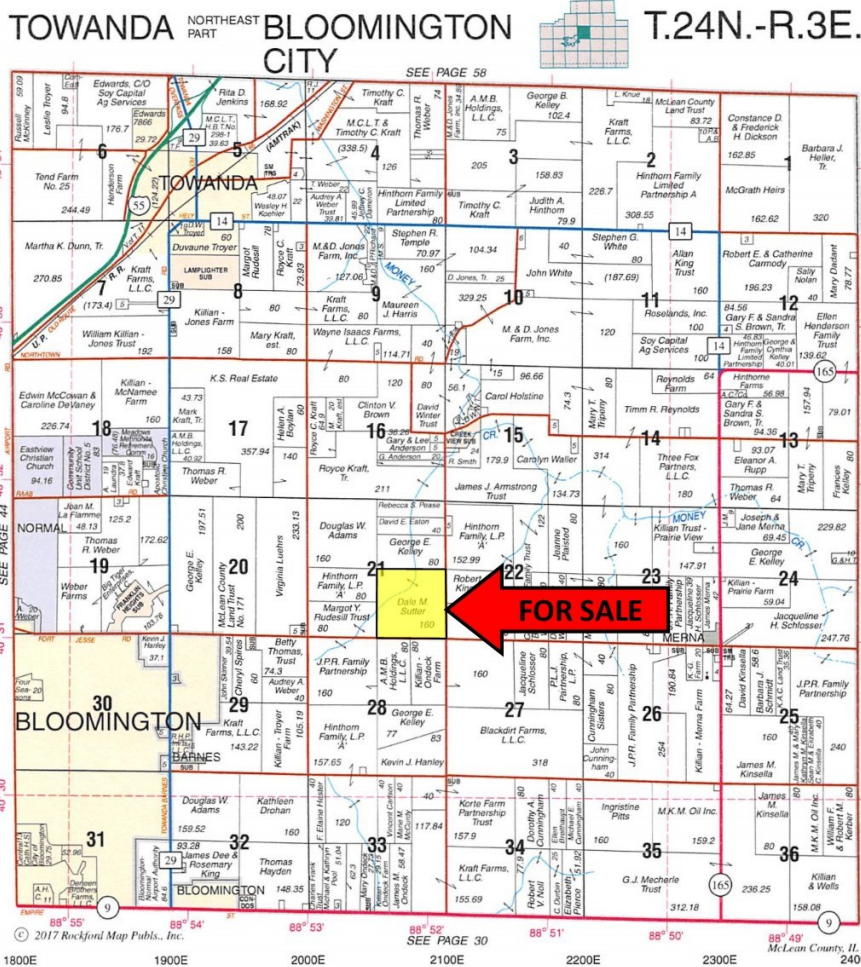
McLean County
Farmland
For Sale!

160.00 +/- Acres

The Sutter Farm

This is a highly productive farm located 1½ miles east of Towanda/Barnes Rd on Ft. Jesse Rd. at Bloomington, Illinois & 2½ miles southeast of Towanda, Illinois.

**Listed @
\$11,200/acre**



- 1.5 miles east of Bloomington
- High historical yields
- Optimum fertility
- Well maintained farmstead

For More Information Contact:

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Managing Broker
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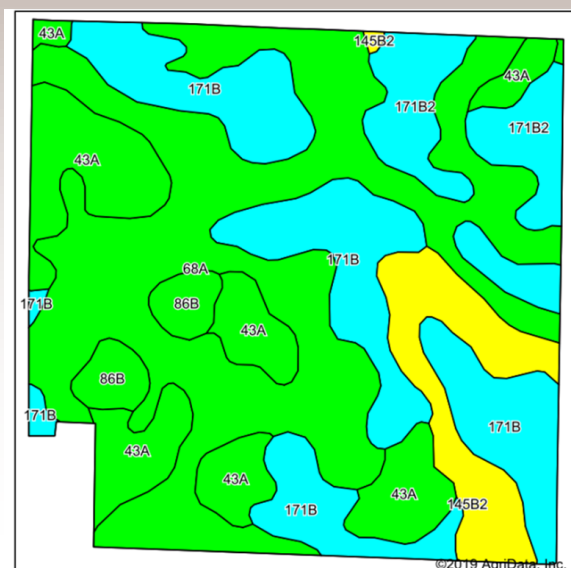


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160.00+/- Acres
Farmland
McLean County, IL

Soil Map



Soils data provided by USDA and NRCS

Soils Legend:

68A - Sable silty clay loam

171B** - Catlin silt loam

43A - Ipava silt loam

171B2** - Catlin silt loam

145B2** - Saybrook silt loam

86B** - Osco silt loam

Weighted Soil PI: 138.9

Aerial Photo and Soils data
Provided by AgriData Inc.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2014	259	68
2015	219	67.5
2016	245	70.9
2017	253	73.5
2018	251	72.4
Average:	245	68

Aerial Photo



Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes to be paid in 2019
15-21-400-001	160.00	107,247	8.00976	\$8,590.24

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

General Terms:

Listing Price: \$1,792,000.00. Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. Seller will grant possession subject to the current crop share lease. Seller to provide a credit at closing for any unpaid 2018 real estate taxes due in 2019. 2019 real estate taxes to be pro-rated in proportion with who receives the income from the 2019 lease/crop. Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at www.firstmidag.com.