



First Mid

AG SERVICES

**McLean County
Farmland
For Sale!**

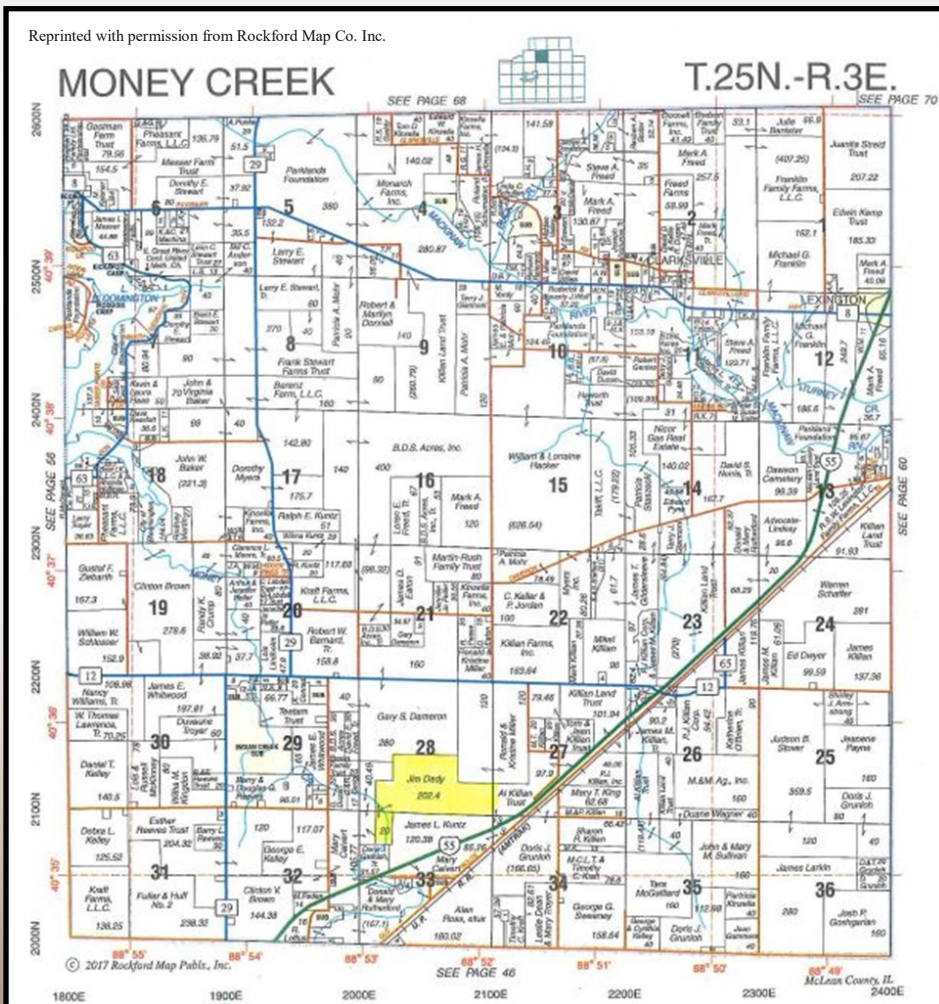
222.55+/- Acres

The Margaret L. Dady Revocable Trust Farm

This is a highly tillable farm located 1½ miles northeast of Towanda & 6 miles northeast of Bloomington, Illinois

**Listed @
\$8,987/acre**

Reprinted with permission from Rockford Map Co. Inc.



- Strong yield history
- 140 soil productivity index on cropland
- Cropland & Pasture
- Access by a mutual easement

For More Information Contact:

Chad Hoke, Broker
(309) 665-0960
E-mail: choke@firstmid.com

David Klein, ALC, Managing Broker
Managing Broker
(800) 532-5263 or
(309) 665-0961
E-mail: dklein@firstmid.com

First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

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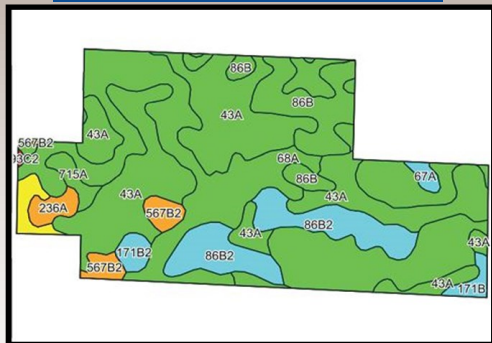


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222.55+/- Acres
Farmland
McLean County, IL

Soil Map



Soils Legend:

68A - Sable silty clay loam
43A - Ipava silt loam
86B&B2 - Osco silt loam
567B2 - Elkhart silt loam
145B2 - Saybrook silt loam
715A - Arrowsmith silt loam
171B&B2 - Catlin silt loam
67A - Harpster silty clay loam
193C2 - Mayville silt loam

Weighted Soil PI: 140.0

Aerial Photo and Soils data
Provided by AgriData Inc.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2013		65
2014	241	
2015		62
2016	259	
2017		61
2018	246	
Average:	248.7	62.7

Aerial Photo



Source: McLean County, Illinois USDA FSA Office.

- 20+/- Acres of Pasture
- 7+/- Acre Site with 2 Buildings

Mutual Access Easement Plat



Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes to be paid in 2019
08-28-400-003	202.4	112,308	8.12475	\$9,124.74
08-33-100-003	20.15	2,570	8.12475	\$208.82

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

General Terms:

Listing Price: \$2,000,000.00. 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 leases. The 2018 real estate taxes due in 2019 will be paid by the Seller and 2019 real estate taxes due in 2020 will be prorated (based on 2019 revenue sharing) via a credit at closing based on the most recent real estate tax information available. 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.