



# First Mid

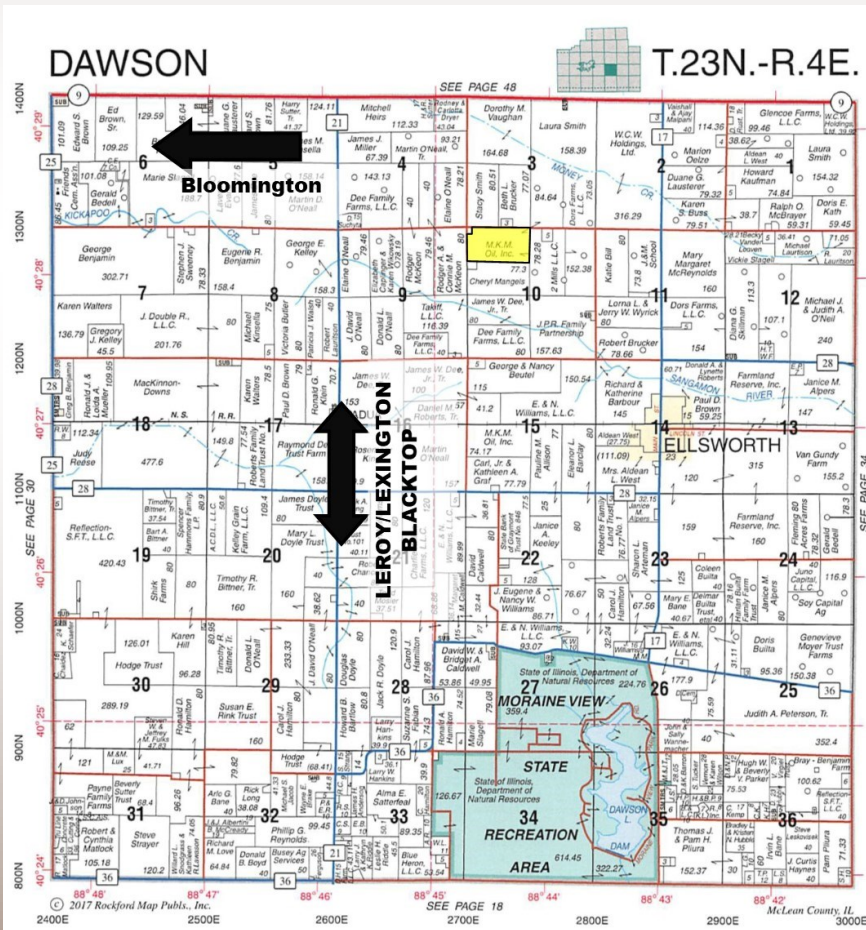
## AG SERVICES

McLean County  
Farmland  
For Sale!

79.01 +/- Acres

### MKM Oil Farm

This property is a highly tillable farm located 1 1/4 miles north and 1 mile west of Ellsworth, Illinois or 9 miles east of Bloomington/Normal, Illinois



- Productive prairie soils
- 1 mile south of Route 9
- Very good natural drainage
- Great looking 2019 soybean crop

#### For More Information Contact:

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DAWSON T.23.N-R.4E.

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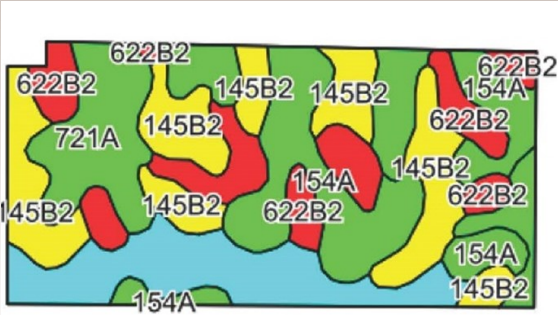


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## AG SERVICES

79.01 +/- Acres  
Farmland For Sale  
McLean County, IL

### Cropland Soils



### Soils

#### Soils Legend:

- 145B2 - Saybrook silt loam
- 154A - Flanagan silt loam
- 622B2 - Wyanet silt loam
- 721A - Dummer and El Paso silty clay loams
- 171B2 - Catlin silt loam



#### Weighted Soil PI: 131.7

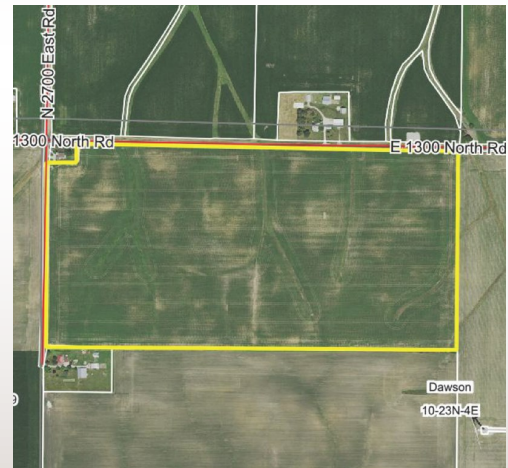
Aerial Photo and Soils data  
Provided by AgriData Inc.

### Soil Fertility

Average of 24 samples  
pulled in the April, 2018:

- pH: 6.3
- P: 52 lbs/acre
- K: 384 lbs/acre

### Aerial Photo



### Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes Due in 2019
23-10-100-002	79.00	\$31,849	8.11343%	\$2,584.06

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

#### General Terms:

Listing Price: \$9,400/acre on 79.01 +/- acres or \$742,692.00. 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. Buyer receives 2019 growing crop after reimbursement for expenses. Seller will grant full possession of the property to Buyer at closing. [www.firstmidag.com](http://www.firstmidag.com)