

Farm for Sale

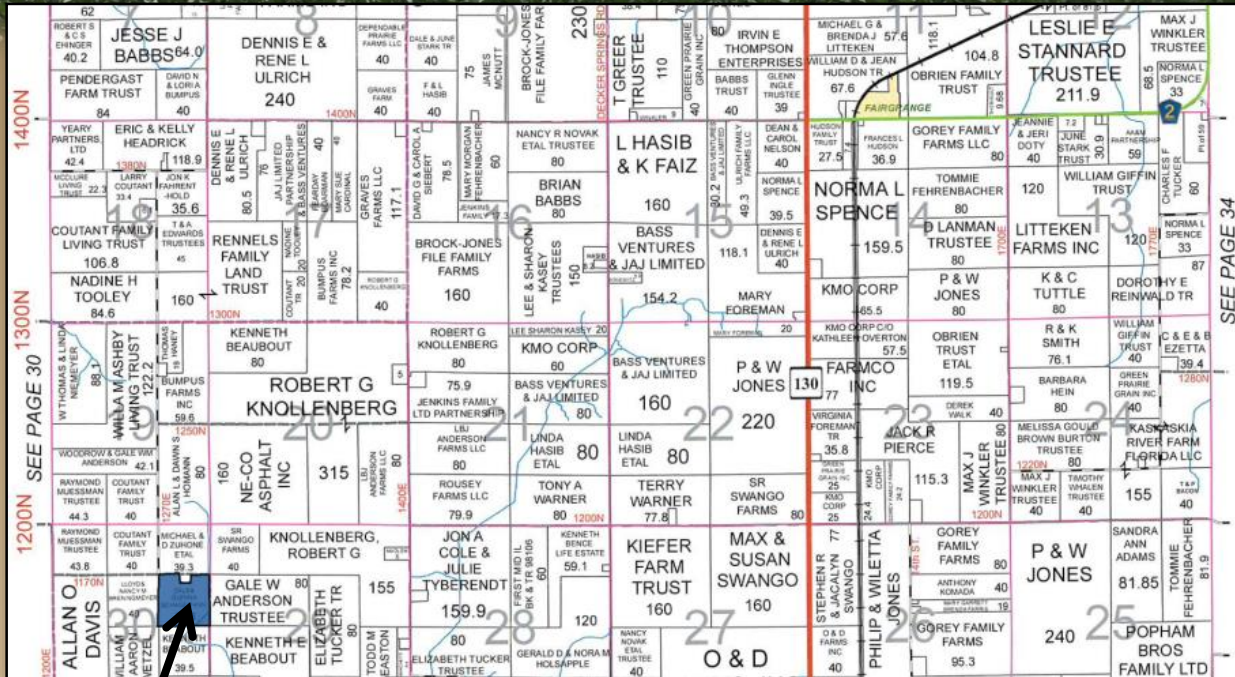
First Mid Ag Services - Farm Brokerage

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The Schagemann Farm

39.26 acres in Seven Hickory Township, Coles County
Offered at \$10,200/acre (\$400,452)



Section 30,
Township 13N,
Range 9E of the
3rd PM

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3 miles north of Charleston
NE corner of the property: 1300E 1170N County Rd.
Coordinates: 39.544841, -88.235611

Contact Information

Cory Kauffman, Listing Broker
Phone - 217-258-0498
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First Mid Ag Services
1515 Charleston Avenue, Mattoon, IL 61938
(Office) 217-258-1561

Highlights

- Convenient access to drainage outlet
- Excellent Yield History & Fertility

Real Estate Tax Information (2017 Payable 2018)

PIN	Acres	Assessed	
		Value	Tax
12-0-00535-000	39.26	\$15,860	\$1,259.02

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers. **Agency:** First Mid Ag Services, a division of First Mid Wealth Management Company, its agents, and representatives are exclusive agents of the Seller.

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Aerial Map, Soil Information, Yield History

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

Soil	Soil Description	Acres
56B2	Dana Silt Loam	21.65
152A	Drummer Silty Clay Loam	16.11
618C2	Senachwine Silt Loam	0.43

Farm Average PI: 132.2

Tillable Acres: 38.19
(includes approximately 1.3 acres of CRP)

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

Soil Test Results

West Half - KSI Laboratories – June 2016

pH	P1	K
5.8	57	410

****3T/acre of lime applied in Fall 2016****

East Half – KSI Laboratories – October 2017

pH	P1	K
6.5	87	408

Yield History

Year	Corn	Soybeans
2018	247.7	68.4
2017	204.0	64.5
2016	223.4	70.7
2015	219.2	72.1
2014	260.7	64.6

General Terms:

Buyer will enter into a contract with a 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the purchase price will be furnished by the Seller to the Buyer. The 2018 real estate taxes due in 2019 and the 2019 real estate taxes due in 2020 will be paid by the Seller via a credit at closing, if not already paid, based on the most recent real estate tax information available. Seller will grant 100% possession at closing subject to Seller access to harvest the 2019 crops. The Seller will retain the 2019 rents, crops and government payments.

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