



# First Mid

## AG SERVICES

Effingham County  
Acreage  
For Sale!

10.0 +/- Acres

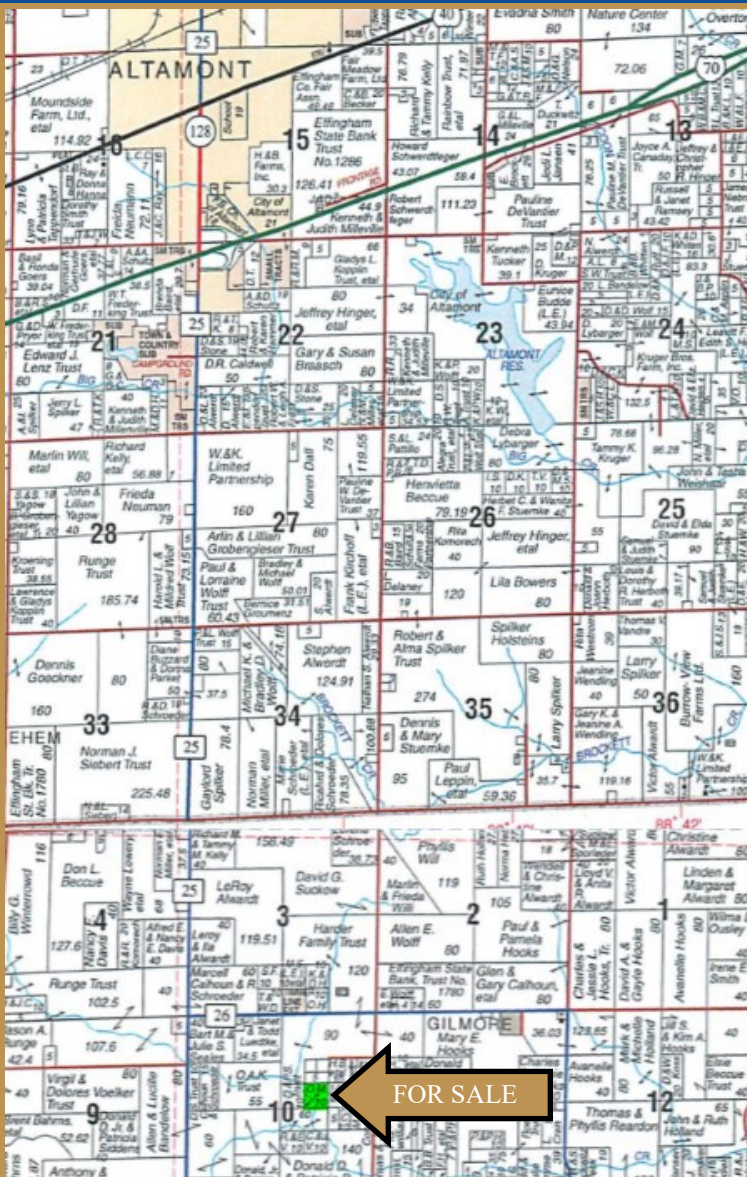
The Mercier Woods consists of top quality recreational acreage located 4.5 miles south and 1/2 mile east of Altamont, IL

Effingham County | West Township | Section 10

Listed @  
\$3,500 /acre

- Small acreage with big possibilities
- Whitetail habitat
- Potential camping or building site

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Eric T. Schumacher, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.



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Coordinates: 38.980212°,-88.735745°

### For More Information Contact:

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Mattoon, IL 61938



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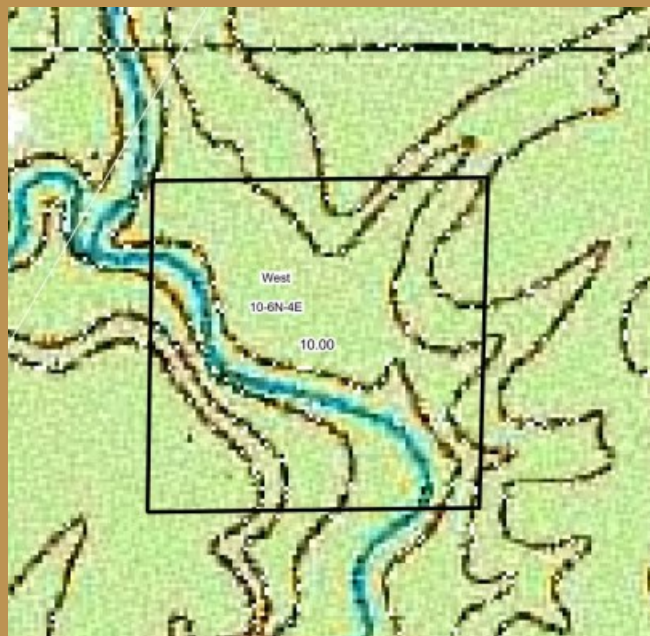
Mercier Farm  
10.0 +/- Acres  
Effingham County, IL

### Aerial Map



Aerial & Topography Map provided by Agridata, Inc.

### Topography Map



### Property Details

- Whitetail hunting
- 4.5 miles south of Altamont
- 14 miles SW of Effingham

### Real Estate Taxes

Parcel ID	Acres	Tax Rate	2018 Taxes
15-01-010-017	10.0	6.97	\$11.86

### General Terms:

Listing Price: \$3,500/acre on 10.0+/- acres or \$35,000. 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 2019 real estate taxes due in 2020 and the 2020 real estate taxes due in 2021 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 the rights of any tenant in possession of the property. [www.firstmidag.com](http://www.firstmidag.com)