



First Mid

AG SERVICES

McLean County
Farmland
For Sale!

117.5+/- Acres

The Harms Legacy Farms, LLC

This high quality farm is located adjacent to Chenoa, IL and 20 miles northeast of Bloomington, IL.

**Listed @
\$9,300/Acre**



- Adjacent to Chenoa, Illinois
- Newly installed tile
- Level to gently rolling

For More Information Contact:

Kevin Meiss, Broker

(309) 665-0056

E-mail: kmeiss@firstmid.com

David Klein, ALC, Managing Broker

Managing Broker

(800) 532-5263 or

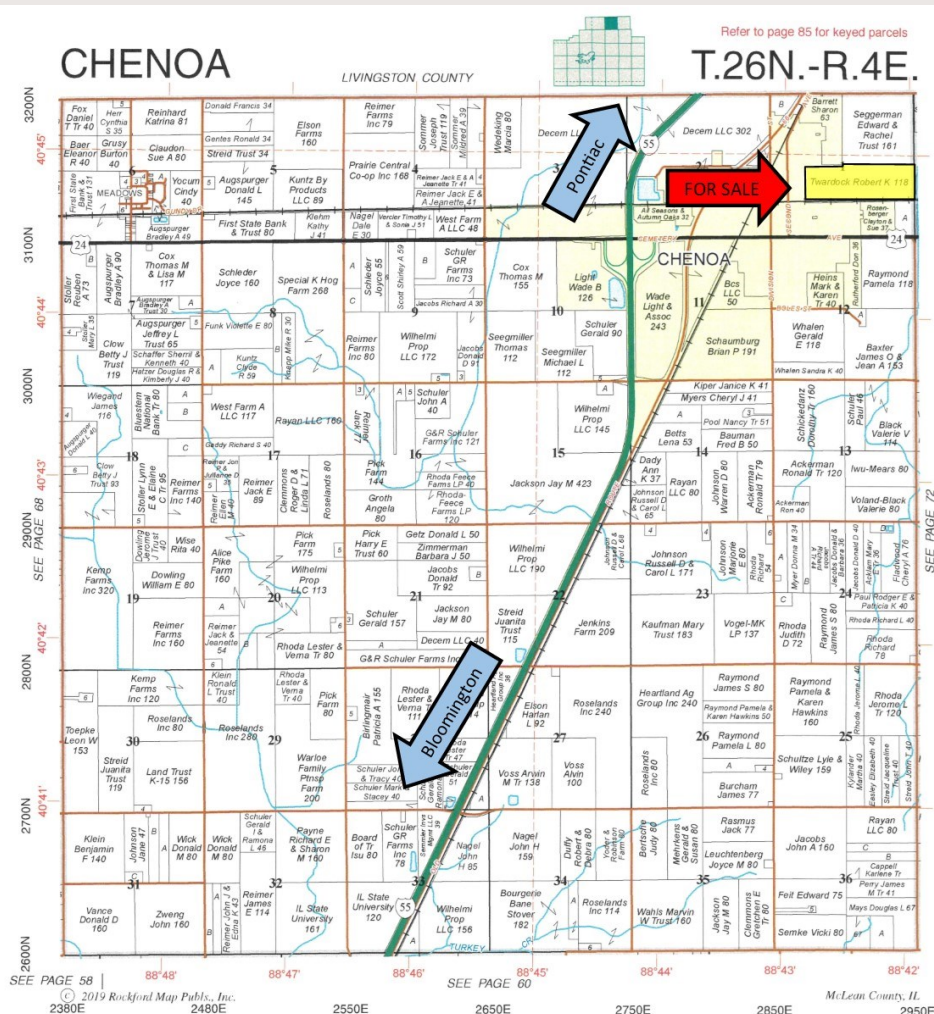
(309) 665-0961

E-mail: dklein@firstmid.com

First Mid Ag Services

6 Heartland Drive, Suite A

Bloomington, IL 61704



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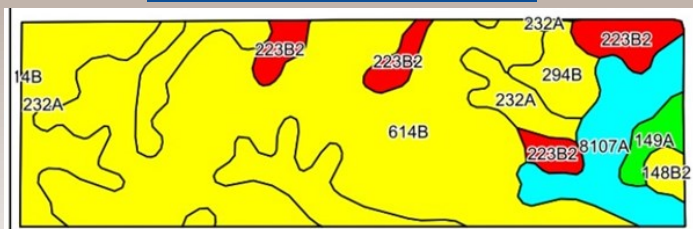


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117.5 +/- Acres
Farmland
McLean County, IL

Soil Map



Soils Legend:

- **614B —Chenoa silty loam
- 232A—Ashkum silty clay loam
- 8107A—Sawmill silty clay loam
- **223B2—Varna silt loam
- **294B—Symerton silt loam
- 149A—Brenton silt loam
- **148B2—Proctor silt loam

Weighted Soil PI: 127.8

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

Aerial Photo



Looking east toward Chenoa.



Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Farmland Assessment	2019 Tax Rate	2019 Taxes Paid in 2020
03-01-326-001	7.50	\$2,530	8.85986%	\$224.16
03-01-401-001	110.00	\$38,625	8.85986%	\$3,507.12

General Terms:

Listing Price: \$1,092,750.00. 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. Seller will grant 100% possession at closing subject to the 2020 farm lease. The Seller will retain all the Landowner's share of the 2020 crop and pay all crop expenses unless terms otherwise agreed upon with Buyer. The 2019 real estate taxes due in 2020 have been paid by the Seller and 2020 real estate taxes due in 2021 will be paid by the Seller via a credit at closing based on the most recent real estate tax information available. Real estate taxes will be paid by the Buyer, if they elect to receive the landowner's share of the 2020 crop and reimburse Seller for 2020 landowner crop expenses. All mineral rights owned by the Seller will be conveyed. For more information, request a full brochure at www.firstmidag.com.