



First Mid

AG SERVICES

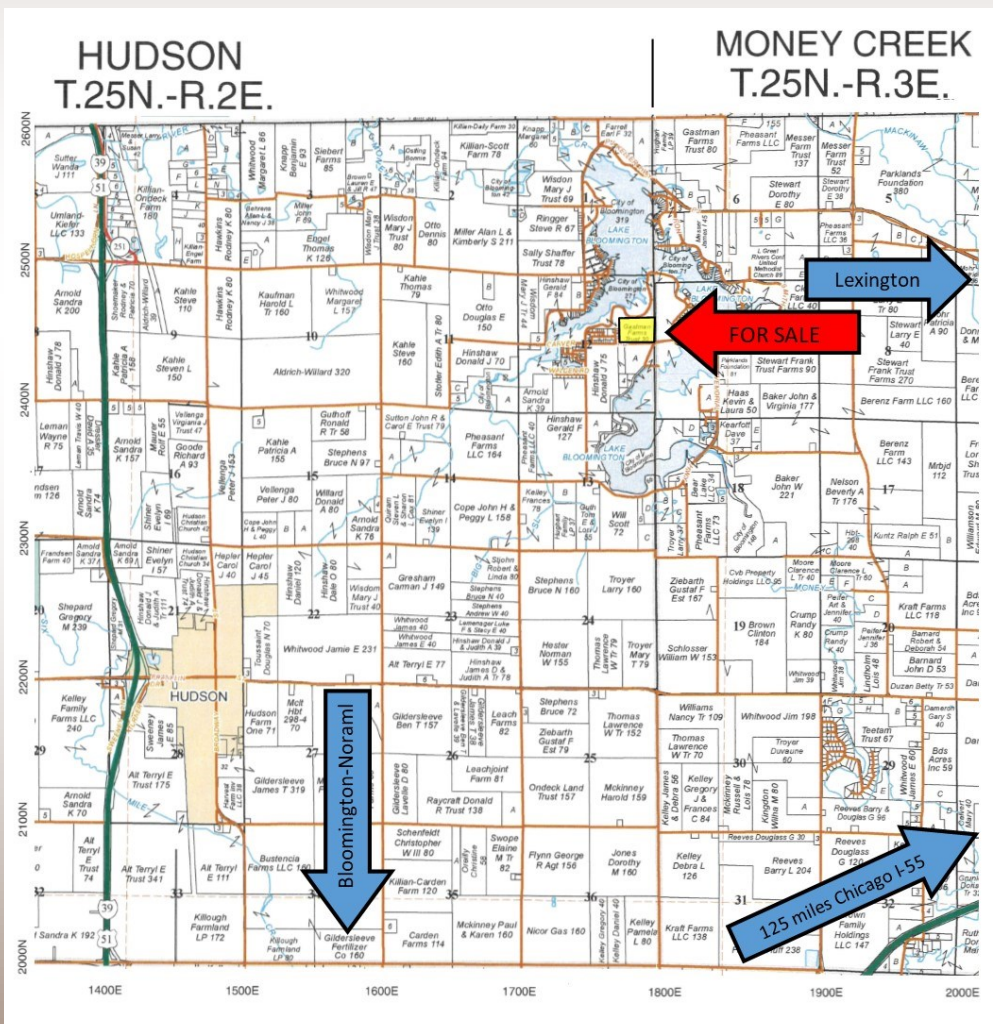
McLean County
TIMED ONLINE
Land Auction

Florence J Gastman Trust Farm

This combination farm contains both timber and tillable land while being located at Lake Bloomington just 6 miles north of Normal, Illinois.

30 +/- Acres

Bidding Ends
October 27th @
10:15am



- Zoned R-1 Residential

Place your bid at
firstmidag.bidwrangler.com

For More Information Contact:

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

David Klein, ALC
Managing Broker, Auctioneer
(800) 532-5263 or
Auctioneer Lic. #441.001928

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

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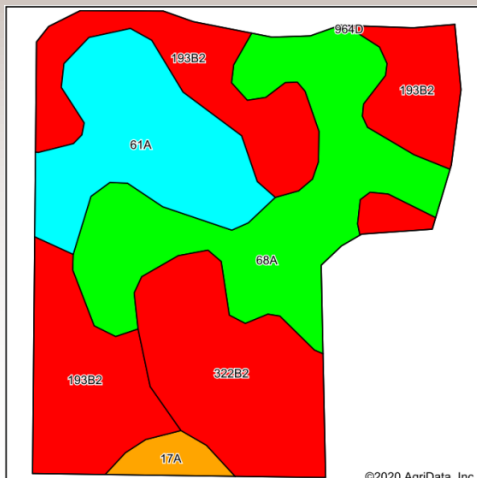


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30 +/- Acres
ONLINE ONLY
Land Auction
McLean County, IL

Cropland Soils



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

Soils Legend:

193B2 - Mayville silt loam
68A - Sable silty clay loam
322B2 - Russel silt loam
61A - Atterberry silt loam
17A - Keomah silt loam

Weighted Soil PI: 121.6



Aerial Photos



Aerial data provided by McLean County FSA Office.

Real Estate Tax Information

Tax Parcel #	Tax Acres	2019 Assessed Farm Land Value	2019 Tax Rate	2019 Taxes Paid in 2020
07-12-276-001	30.00	\$6,571	8.10676%	\$532.70

General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before 45 days after the auction. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. 2020 real estate taxes payable in 2021 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. All future year's real estate taxes, to be paid by the Buyer. David Klein, First Mid Ag Services, Auctioneer

Call 800-532-LAND for details www.firstmidag.com