



First Mid

AG SERVICES

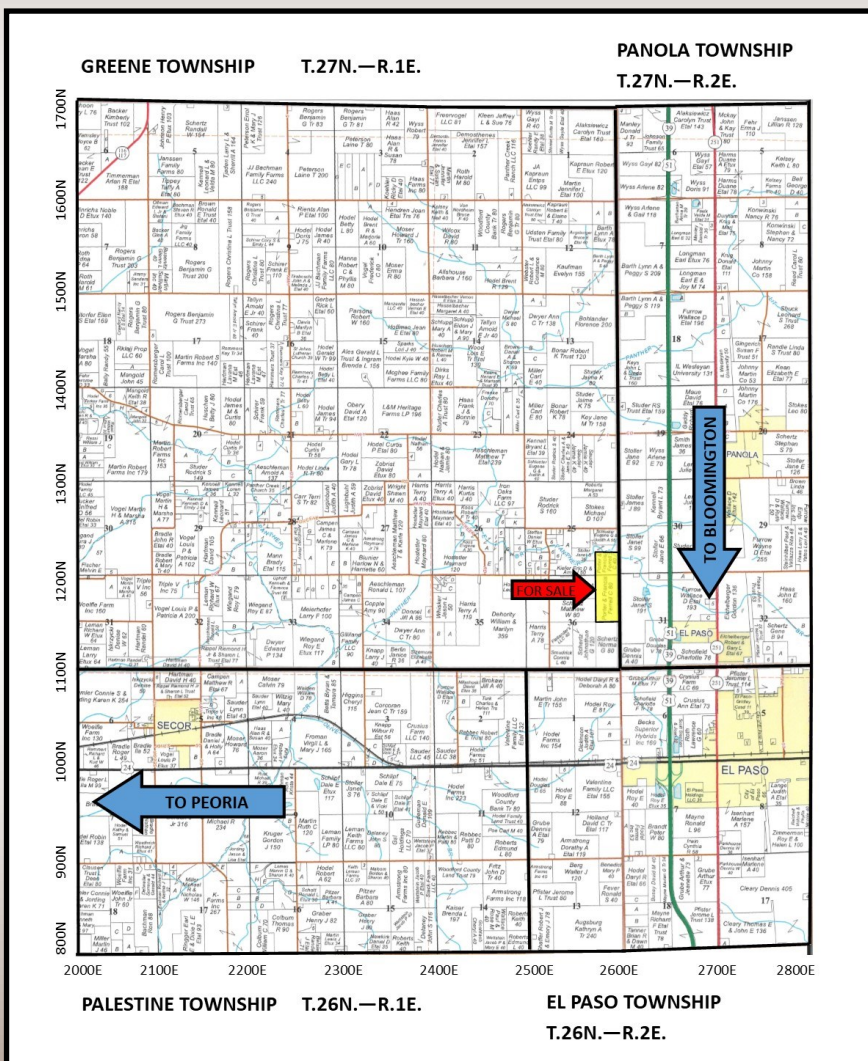
Woodford County Farmland Auction

120+/- Acres

The C. Bradley Bond Farm

This high quality farmland is located just 1.5 miles northwest of El Paso, IL.

**Sealed Bids Due
November 16th**



Sealed Bids will be due on November 16th, 2020 to First Mid Ag Services Bloomington, Illinois office by 12 Noon. The top 10 bidders will be notified and allowed to raise bids at a private auction on November 20th.

Additional terms are noted in the Bidder's Information Package that can be obtained by calling our Bloomington office at (309) 665-0955 and ask for Mark Smith or David Klein. You can also request a brochure via email at: mrsmith@firstmid.com. Interested Bidders must submit their bids on forms from the material provided.

For More Information Contact:

Mark Smith, Broker

(309) 665-0955

E-mail: MRSmith@firstmid.com

David Klein, ALC

Managing Broker, Auctioneer

(800) 532-5263/309-261-3117

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A

Bloomington, IL 61704

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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, Mark Smith, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller and designated agents 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. Due to COVID-19 precautions, attendance will be limited to qualified bidders on **November 20th**.

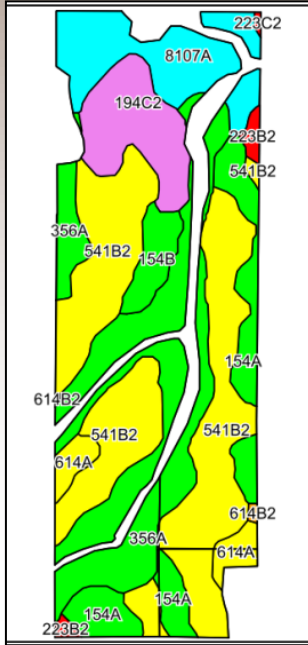


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120+/- Acres
Farmland Auction
Woodford County, IL

Cropland Soils



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

Soil Types include:

El Paso silty clay loam, Graymont silt loam, Flanagan silt loam, Sawmill silty clay loam, Varna silt loam, Chenoa silt loam and Morley silty clay loam.
Weighted Soil Productivity Index:132

Yield History

5 Year	Corn (bu/acre)	Soybeans (bu/acre)
Avg.:	220.8	60.8

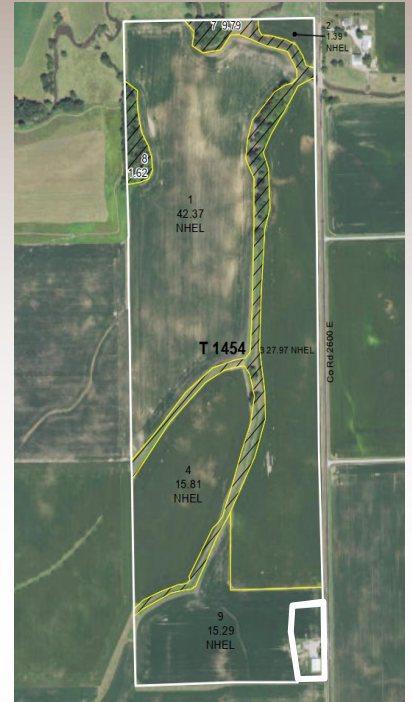


Looking northwest from the southeast corner of the Bond Farm. Two sheds exist on the farm.



Patches of trees and Panther Creek provide excellent cover for wildlife & hunting opportunities.

Aerial Photo



Aerial data provided by Woodford County, IL USDA. Lines drawn are estimates.

Real Estate Tax Information

Tax Parcel #	Tax Acres	2019 Assessed Farm Land Value	2019 Tax Rate	2019 Taxes Paid in 2020
11-25-400-003	40.00	\$13,660	8.0995%	\$1,106.40
11-36-200-002	80.00	\$39,324	8.0995%	\$3,185.06

General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before December 21, 2020. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller shall terminate existing crop share lease in writing and provide bidders with proof upon request. Seller shall retain the 2020 crop, as well as any and all government program payments relating to the 2020 crop year. Buyer shall be entitled to the 2021 crop, as well as any and all government program payments for 2021 and future years. 2019 real estate taxes payable in 2020 have been paid by the Seller. 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. 2021 real estate taxes payable in 2022, and all future years' real estate taxes, to be paid by the Buyer. David Klein, First Mid Ag Services, Auctioneer 800-532-LAND **Sealed bids are to be presented to First Mid Ag Services by 12:00 NOON, C.S.T on November 16, 2020.** The ten highest sealed bids will have the opportunity to raise their bids on November 20th to determine the final high bidder. Each bidder will be notified on November 16, 2020 with an email & phone call, followed by a letter confirmation of the location of the auction on November 20th. www.firstmidag.com