



AG SERVICES

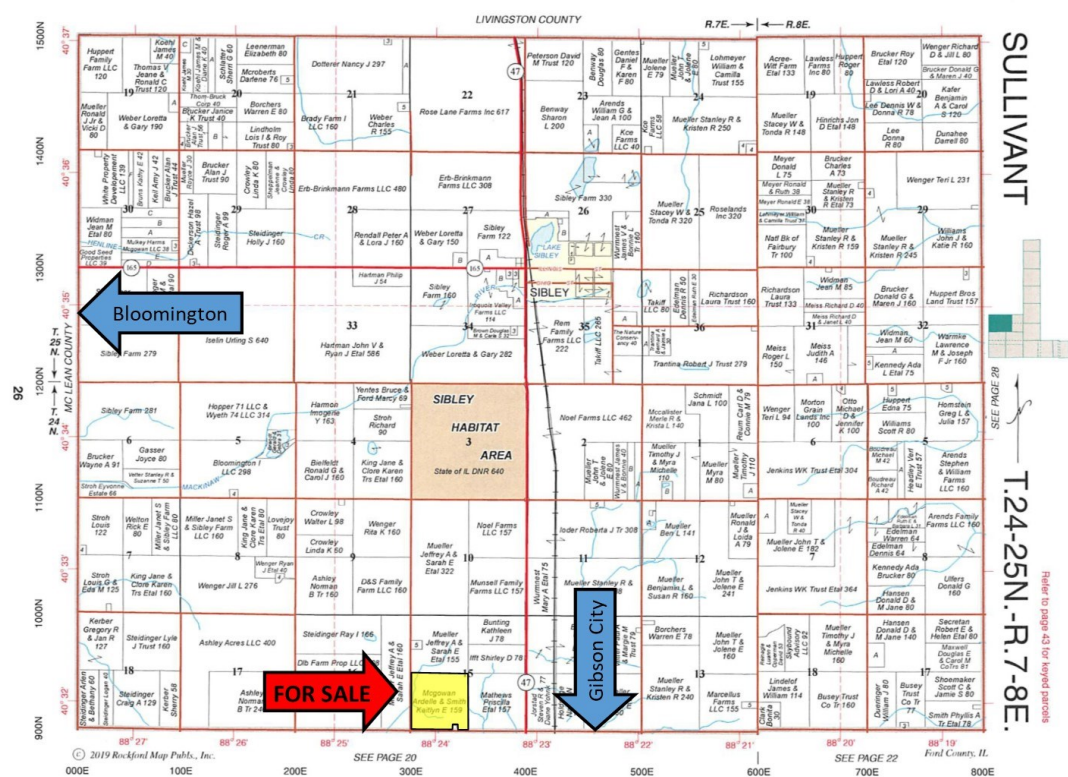
McGowan & Smith Farm

This farmland is located 4 miles south of Sibley, IL and 4 miles north of Gibson City, IL.

Ford County
Sealed Bid
Farmland Auction

158.84 +/- Acres

Sealed Bids due
February 8th



- High percentage tillable
- Good fertility
- Open lease for 2021
- No buildings
- 30 miles east of Bloomington-Normal

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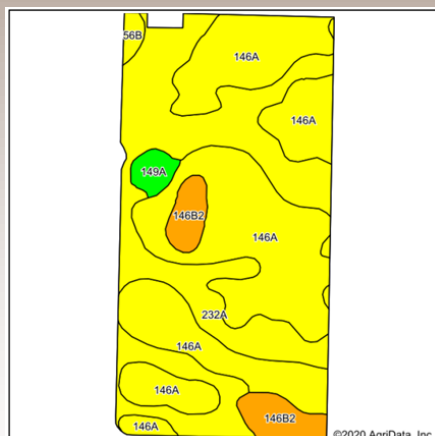
First Mid

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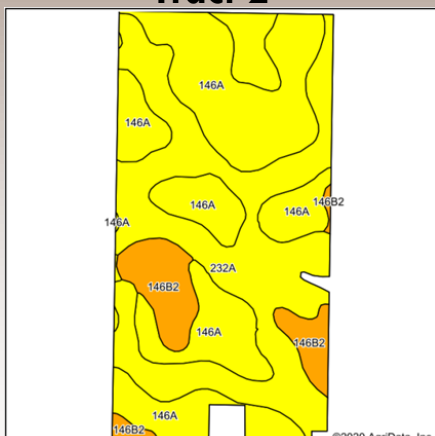
158.84 +/- Acres
Sealed Bid Farmland Auction
Ford County, IL

Cropland Soils

Tract 1



Tract 2



Soils Legend:

146A - Elliott silt loam
232A - Ashkum silty clay loam
146B2 - Elliott silty clay loam
149A - Brenton silt loam
56B - Dana silt loam

Weighted Soil PI: 125.7

Soils Legend:

146A - Elliott silt loam
232A - Ashkum silty clay loam
146B2 - Elliott silty clay loam

Weighted Soil PI: 125.3

Tract #2 Looking North



Soil Test Results

The average of 64 samples pulled
by GMS Labs in Spring 2017:

pH: 6.4

P: 64 lbs/acre

K: 306 lbs/acre

Aerial Photos



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

Real Estate Tax Information

Tax Parcel #	Tax Acres	2019 Assessed Farmland Value	2019 Tax Rate	2019 Taxes Paid in 2020
08-08-15-300-002	158.84	\$50,330	9.24748%	\$4,654.26

General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before March 11th. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. The existing farm lease has expired, and the 2021 lease rights are open. Seller shall retain the 2020 crop and any and all government program payments relating to the 2020 crop year. Buyer shall be entitled to the 2021 crop and any and all government payments for 2021 and future years. Buyer will reimburse Seller for all fertilizer and tillage performed on the farm in the fall of 2020 for the benefit of the 2021 crop. Total reimbursement for Tract #1 is \$3,870.98 and Tract #2 is \$3,814.86. 2020 real estate taxes payable in 2021 will be paid by Seller by a credit at closing based upon the most recent real estate tax information available. 2021 real estate taxes payable in 2022 and all future year's real estate taxes to be paid by Buyer. **Sealed bids are to be presented to First Mid Ag Services by 12:00 NOON, C.S.T on February 8th, 2021.** The ten highest sealed bids will have the opportunity to raise their bids on February 11th to determine the final high bidder. Each bidder will be notified on February 8th, 2021 with an email & phone call, followed by a letter confirmation of the location of the auction on February 11th. Online bidding options will be available. Contact us to obtain a complete brochure and bid form. David Klein, First Mid Ag Services, Auctioneer 800-532-LAND www.firstmidag.com