



# First Mid

## AG SERVICES

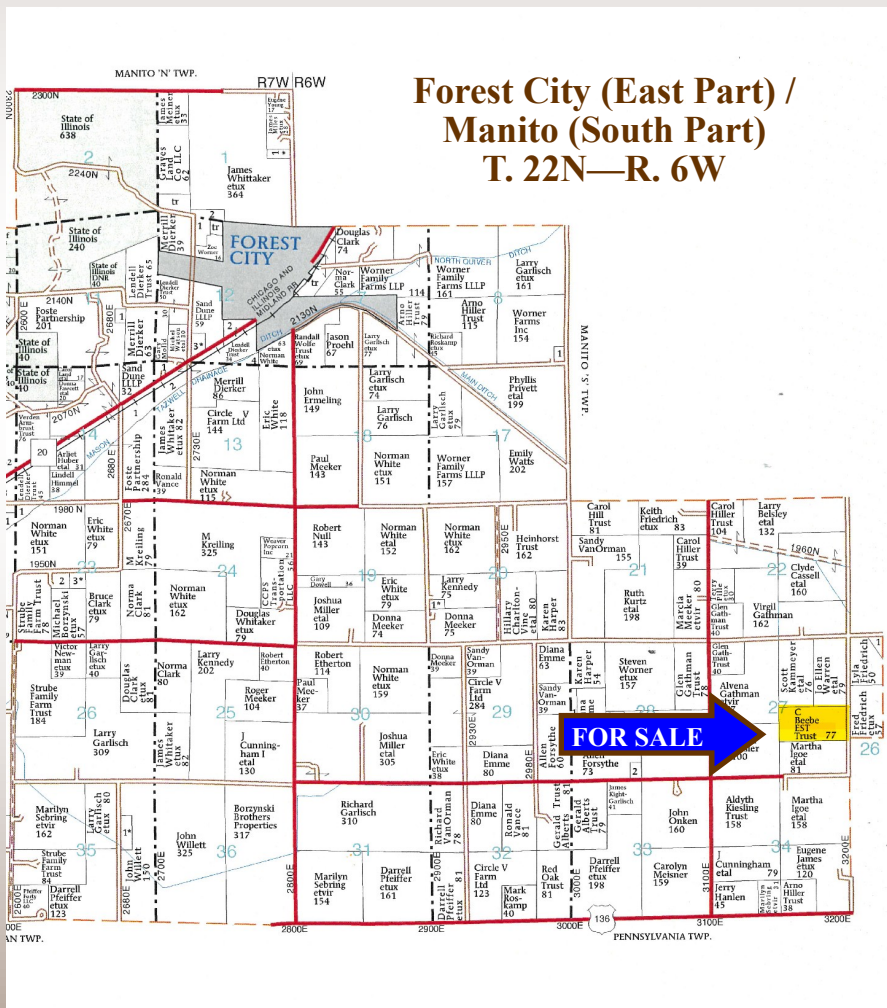
**Mason County  
Irrigated Farmland  
On-Line Only Auction**

**77.12 acres +/-**

### Beebe Trust Farm #1

This irrigated farmland is located 4 miles southeast of Forest City, Illinois.

**Bidding Ends  
February 23rd  
at 10:15 AM**



- Bidding opens February 12, 2021
- 65.5 irrigated acres
- Includes pivot, well pump and controls
- Open lease for 2021
- Seed corn production history
- 7.96 acres CRP - Annual Payment \$252.38 per acre
- 6 miles south of Manito, IL

**For More Information Contact:**

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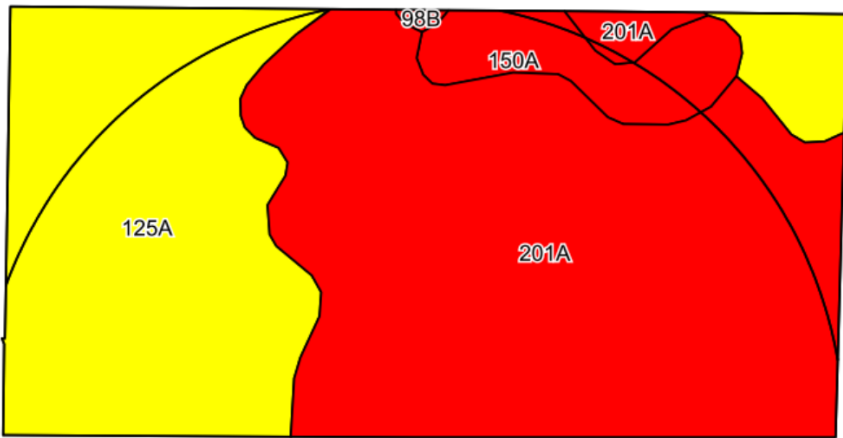
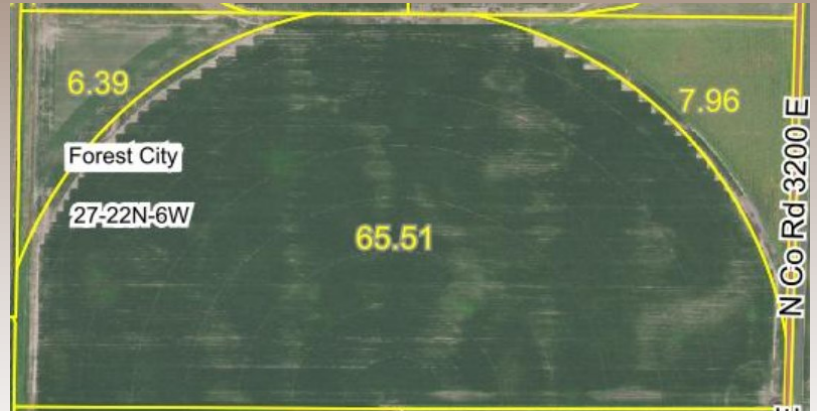


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77.12+/- Online Only  
Farmland Auction  
Mason County, IL

### Aerial Photo



FSA data provided by Mason Co. FSA. Lines drawn are estimates.

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

### Cropland Soils

**Soils Legend:**

- 201A-Gilford fine sandy loam
- 125A Selma loam
- 150A-Onarga sandy loam
- 98B-Ade loamy fine sand

**Weighted Soil PI: 117**

**Bid anytime between  
February 12th & 23rd at 10:15AM at  
<https://firstmidag.bidwrangler.com>  
Or download the **FirstMidAg App!****

### Real Estate Tax Information

Tax Parcel #	Tax Acres	2019 Assessed Farm Land Value	2019 Tax Rate	2019 Taxes Paid in 2020
07-27-400-001 Drainage Tax (Mason/Tazewell Drainage District)	77.12	\$14,757	8.443%	\$1,245.94 \$190.70



**General Terms:**

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before March 25th. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller has terminated existing crop share lease in writing and provided auctioneer with proof thereof. Seller shall retain the 2020 crop and any and all government program payments relating to the 2020 crop year. 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. **Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from February 12, 2021 to February 23, 2021 by 10:15AM, C.S.T. This is an On-Line Auction only. No further bidding will be accepted after the bidding deadline is concluded.** David Klein, First Mid Ag Services, Auctioneer 800-532-LAND