



First Mid

AG SERVICES

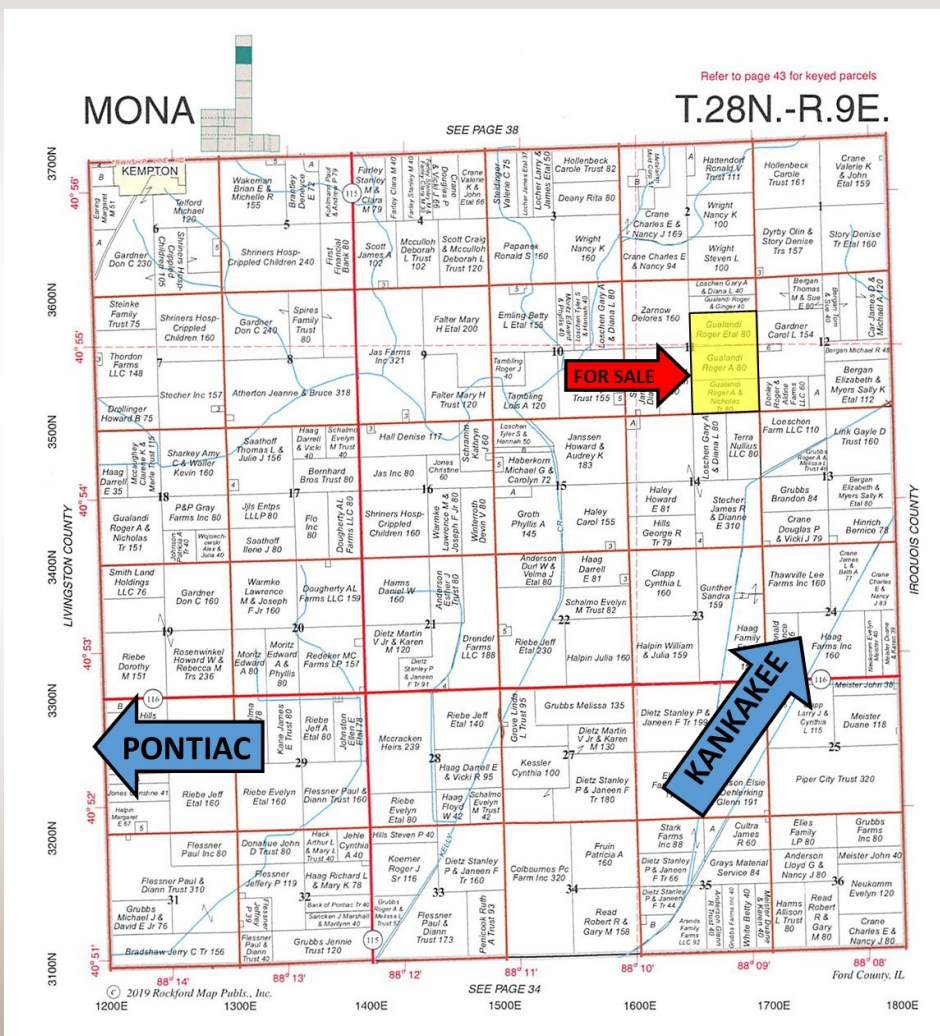
Ford County
Farmland
For Sale!

240.00 +/- Acres

The Gualandi Farm

This is a productive farm located 5 miles southeast of Kempton, Illinois.

**Listed @
\$10,990/acre**



- Includes grain bin with dryer, stir-ator, and unload with power sweep
- At the corner of 1700 E & 3500 N
- Open lease for 2021

For More Information Contact:

Craig Thompson, Broker

(309) 665-0048

E-mail: crthompson@firstmid.com

David Klein, ALC,

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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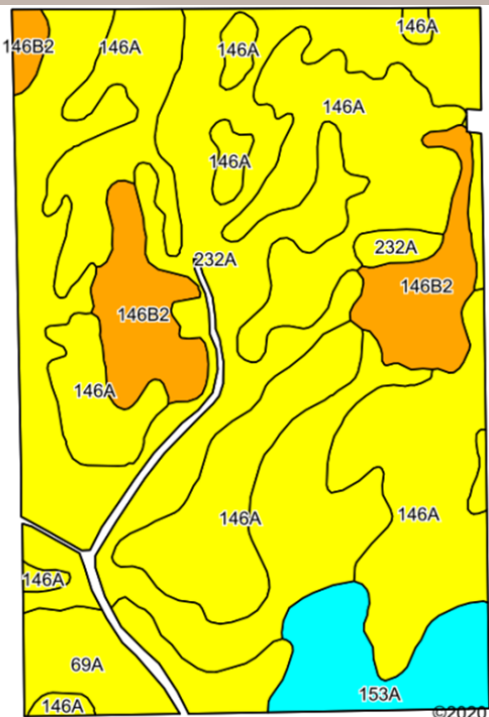


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240.00+/- Acres
Farmland
Ford County, IL

Soil Map



Soils Legend:

232A—Ashkum silty clay loam

146A & B2 —Elliott silt loam

153A—Pella clay loam

69A—Milford silty clay loam

Weighted Soil PI: 126.0

Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Assessment	2019 Tax Rate	2019 Taxes to be paid in 2020
02-02-11-200-002	80.0	\$28,200	9.03583%	\$2,580.10
02-02-11-400-002	80.0	\$24,160	9.03583%	\$2,215.06
02-02-11-400-003	80.0	\$25,960	9.03583%	\$2,405.70
Total:	240.0	\$78,320	9.03583%	\$7,200.86

General Terms:

Listing Price: 240 acres @ \$10,990/acre, or \$2,637,600. 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. The 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. Seller will grant land-owner possession at closing, free of lease. Buyer will reimburse Seller for \$2,280 at closing for vertical tillage on 120 acres of corn stalks. For more information, request a full brochure from Broker, Craig Thompson at our Bloomington, Illinois office at 309-665-0048 or see www.firstmidag.com.

Aerial Photo



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

