



First Mid

AG SERVICES

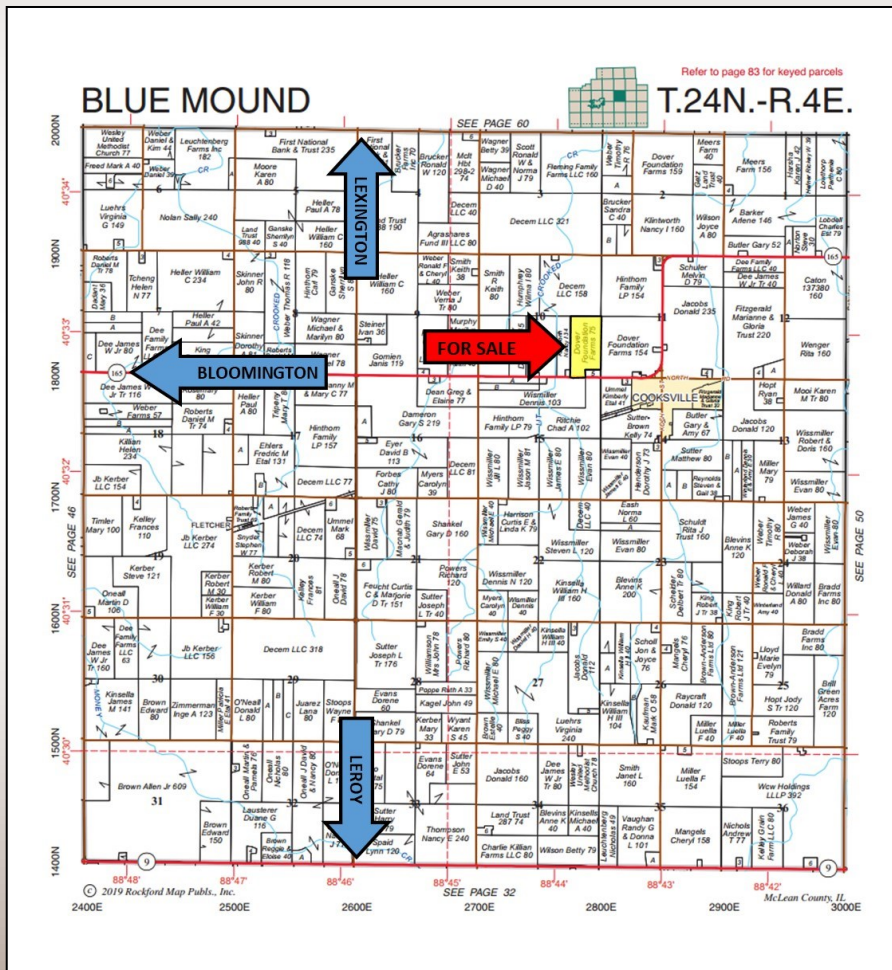
**McLean County
Farmland
Auction**

**76.0+/- Acres
(to be surveyed)**

Henry & Clarice Dover Foundation

This productive farmland is located ¼ west of Cooksville and 10 miles east of Bloomington-Normal, IL on Route 165.

**August 25th @
10:00am**



- High 5 Yr. Yield History:
- Corn—216.4 bu./ac.
- Soybeans— 67.5 bu./ac.
- High Fertility
- Nearly all tillable
- Convenient road access along IL Route 165

For More Information Contact:

Tyler Roth, Broker

(309) 665-0958

E-mail: troth@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

Source: Rockford Map Publishing, Inc.

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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Tyler Roth, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, Auctioneer and designated agent 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. Stock photo may be in use. Call for complete brochure. Auction Location: Cooksville Fire Department

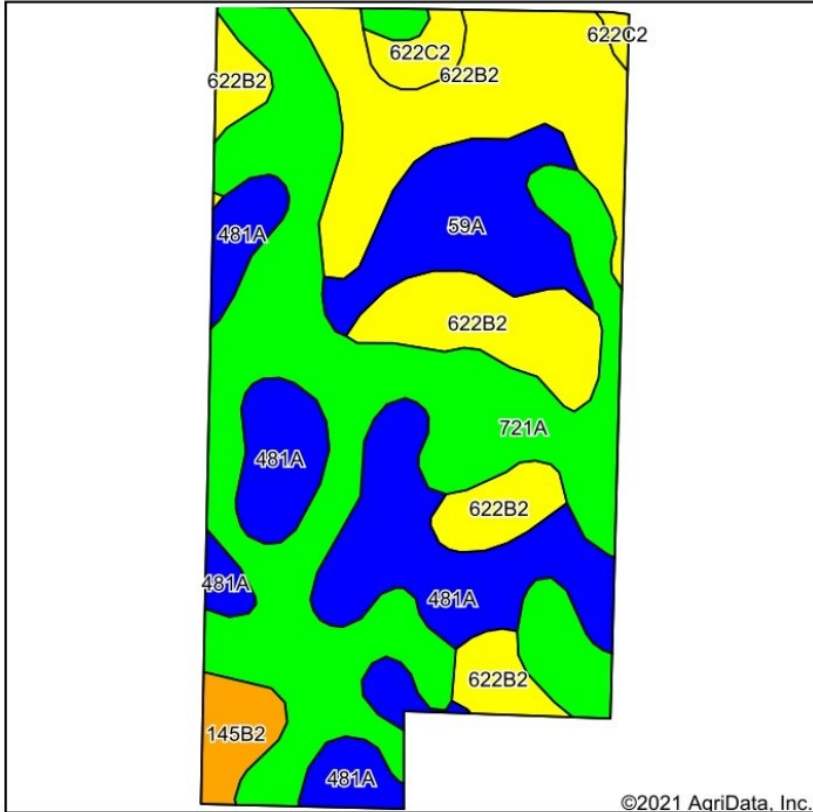


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Farmland Auction
McLean County, IL

Cropland Soils



Soils Legend:

721A - Drummer & Elpaso silty clay loams
622B2 & C2 - Wyand silt loam
481A - Raub silt loam
59A - Lisbon silt loam
145B2 - Saybrook silt loam

Weighted Soil PI: 131.9

Aerial Photo



FSA & Soils data provided by the McLean County USDA Office and AgriData, Inc. Lines drawn are estimates.

Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Tax Rate	2020 Taxes Due in 2021
16-10-400-006	74.9	\$37,645	8.65593	\$3,258.52

General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing on or before November 1, 2021. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain 2021 cash rent. 2021 real estate taxes payable in 2022 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2022 and all subsequent years' taxes to be paid by the Buyer. Bidders must register to participate in the auction. Contact Tyler Roth, Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agent represent only the Seller.

www.firstmidag.com

