



First Mid

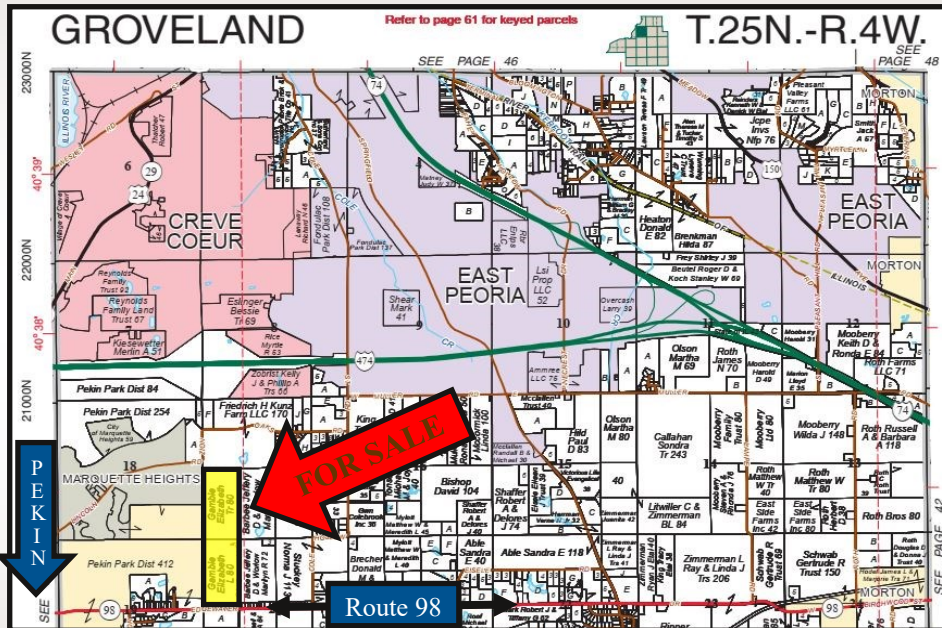
AG SERVICES

Tazewell County
Virtual Online Auction
160.4 acres+/-

The Gamblewood Farm

This 80.4% tillable, productive cropland farm with a house & barn is located 2.5 miles east of Route 29 at Pekin, or 5.5 miles west of I-155 at Morton on Route 98/Edgewater Drive.

LIVE CALL
October 26th
at 10:00 AM



- Bidding opens October 12, 2021
- Will be offered in 1 tract
- 80.4% tillable cropland
- Prime Location
- 11.1 Acres CRP Revenue
- Home and Outbuildings
- Whitetail Deer/Turkey Hunting / Recreational opportunities



For More Information Contact:

Casey Watson, AFM, Broker
(309) 687- 6009
E-mail: cwatson@firstmid.com

4530 N University St
P.O. Box 10095
Peoria, IL 61612-0095

David Klein, AFM, ALC Auctioneer
First Mid Ag Services
309-665-0961 or 309-261-3117

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. Casey Watson and David Klein - Real Estate Brokers, are the designated agents and represent the Sellers only in this transaction. First Mid, the Sellers and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyer(s) 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 Sellers or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.



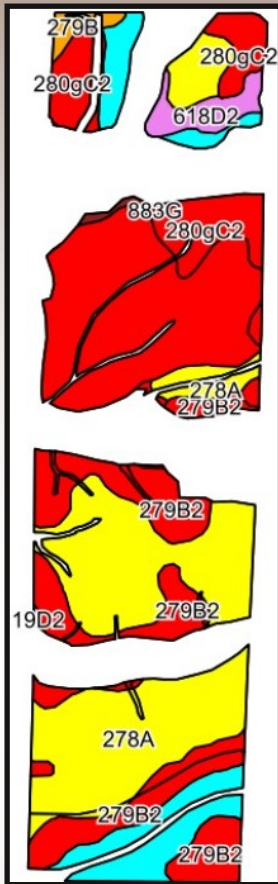
AG SERVICES

160.4+/- Virtual Online
Farmland Auction w/Buildings
Tazewell County, Illinois

Aerial Photo



Soil Data



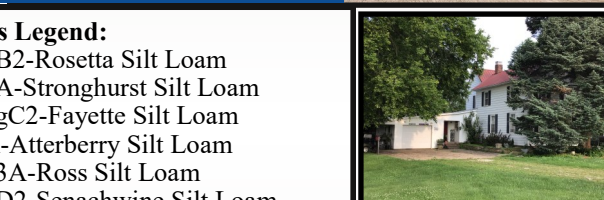
Soils data provided by AgriData, Inc. Lines drawn are estimates.

Cropland Soils

Soils Legend:

279B2-Rosetta Silt Loam
278A-Stronghurst Silt Loam
280gC2-Fayette Silt Loam
61A-Atterberry Silt Loam
3073A-Ross Silt Loam
618D2-Senachwine Silt Loam
279B-Rosetta Silt Loam
883G-Senachwine-Hennepin Loam
19D2-Sylvan Silt Loam

Weighted Soil P.I.-118.6



Bid anytime between
October 12th to October 26th at 10:00 AM at
<https://firstmidag.bidwrangler.com>
Or download the FirstMidAg App!

Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Tax Rate	2020 Taxes Paid in 2021
05-05-20-100-001	80.4	\$62,450	7.64703%	\$4,775.58
05-05-17-300-001	80.0	\$17,290	7.64703%	\$1,322.18
Total-Both Tracts	160.4	\$79,740.00		\$6,097.76



General Terms:

Buyer(s) will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before December 1st, 2021. A title policy in the amount of the sale price will be furnished to the Buyer(s), subject to standard and usual exceptions. Seller to retain 2021 rent. Leases open for 2022. Buyer shall reimburse Tenant for undepreciated portion of Limestone applied Fall of 2020 being \$5,591.94. 2021 real estate taxes payable in 2022 will be paid by Sellers by crediting to Buyer(s) at closing. 2022 . All future years' real estate taxes, to be paid by the Buyer(s). Home and Outbuildings will be included and sold "as is". Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from October 12th to October 26th, 2021 by 10:00 AM, C.D.T. This is a Virtual-Live Online Auction with live bidding at that time. Casey, Watson, Broker, & David Klein, First Mid Ag Services, Auctioneer (800)-532-5263.