



First Mid

AG SERVICES

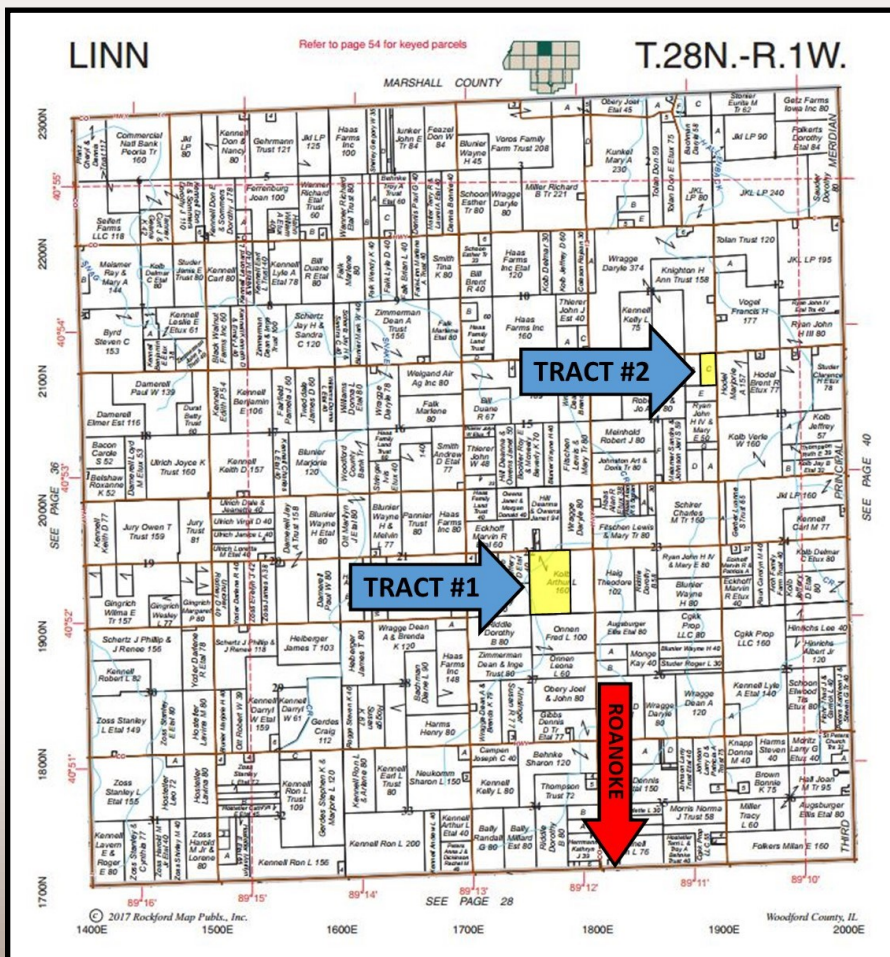
Woodford County
Farmland
Auction

120+/- Acres

The Kolb Farm

This Class A Prime Farmland is located approximately 4 miles north of Roanoke, IL or 27 miles northeast of Peoria, IL

November 4th @
10:00am



- Prime Class A soils
- High fertility
- Nearly all tillable
- Available as 2 tracts

Tract 1 - 100 +/- acres

Tract 2 - 20 +/- acres

For More Information Contact:

Michael Rhoda, Broker

(309) 665-0059

E-mail: mrhoda@firstmid.com

David Klein, ALC

Des. 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, Michael Rhoda, 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: Roanoke Park Building (Thompson Community Center) or bid online.

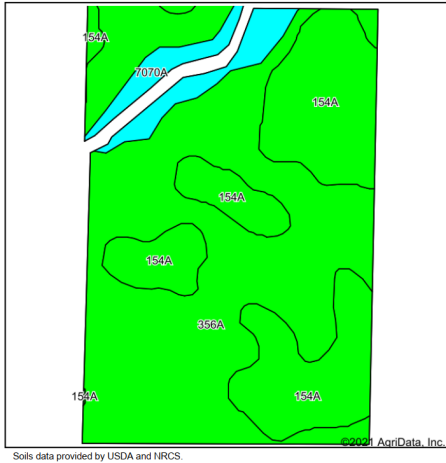


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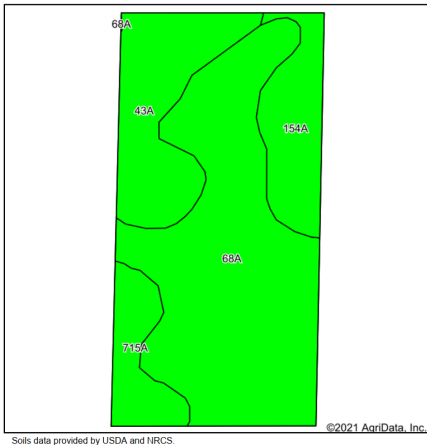
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Farmland Auction
Woodford County, IL

Cropland Soils



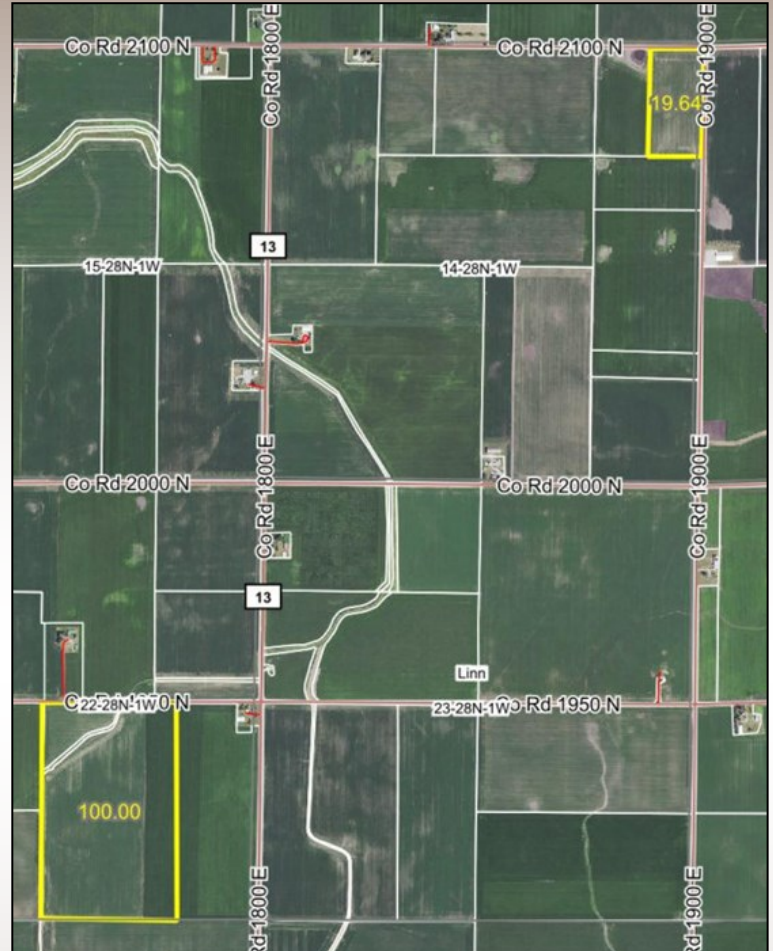
Tract 1:
Weighted Soil PI - 143.2



Tract 2:
Weighted Soil PI - 142.7



Aerial Photo



Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Tax Rate	2020 Taxes Due in 2021
Part of 04-22-400-004	160.00**	\$108,494	8.311%	\$9,016.94
04-14-200-003	20.00	\$12,712	7.5899%	\$964.84

**Sale does not include all of this tract. Parcel to be reconstituted after sale is complete.

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 December 4, 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 landowner's share of 2021 crops & government proceeds under the current crop share lease with Kenneth Kolb. 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. No adjustments will be made after closing. Bidders must register to participate in the auction. Contact Michael Rhoda, 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

