



First Mid

AG SERVICES

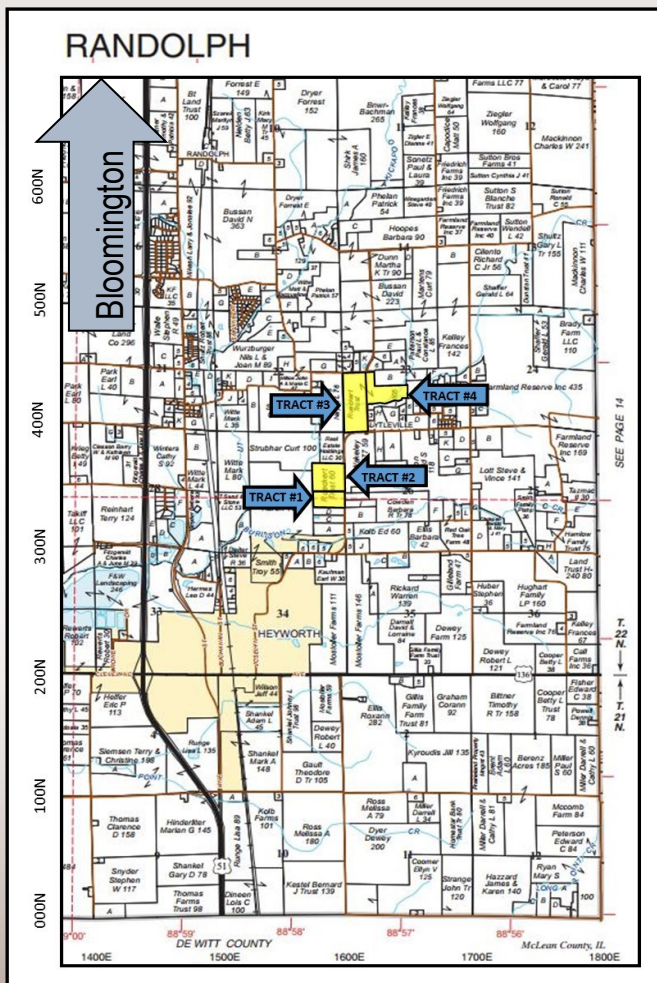
McLean County
Farmland
Auction

154 +/- Acres

Baldwin & Brunson Farmland

This productive farmland features both tillable and recreational opportunities 12 miles south of Bloomington, Illinois.

October 29th @
10:00am



- Known locally as The Rueckert Farm.
- ~ 1 mile northeast of Heyworth
- Buildable lots ~20 & ~40 acres+/-
- Excellent hunting for whitetail deer.
- Kickapoo Creek along Tracts 3 & 4
- Conveniently located near multiple grain delivery outlets.

For More Information Contact:

Mark Smith, Broker

(309) 665-0053

E-mail: mrsmith@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, Mark Smith, 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. Farm will be surveyed into 4 Tracts and sold based upon surveyed acres. (Not available at printing) Tracts will be offered using a "choice & privilege" method. Live auction planned at Evergreen FS Auditorium 402 N. Hershey Road, Bloomington, IL. Bidding is conducted "by the acre". = Bid price x Acres offered. Call for complete brochure.



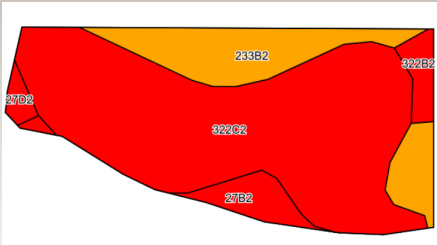
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154 +/- Acres
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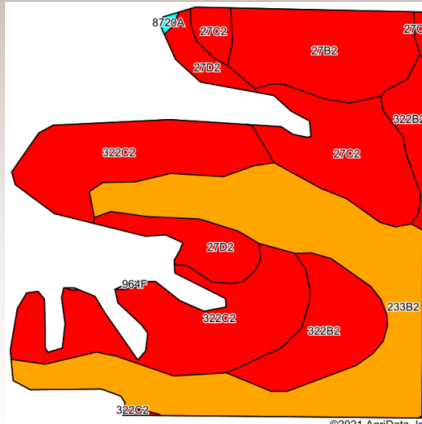
Cropland Soils

Tract #1: ~20 acres
Soil Pl: 109.4

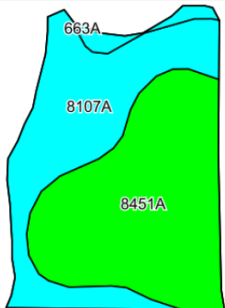


CRP Filter & Border Strips exist along cropland borders on Tracts 1, 2, & 3 & will be reconstituted by McLean County FSA if purchased by multiple buyers.

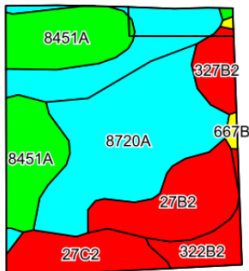
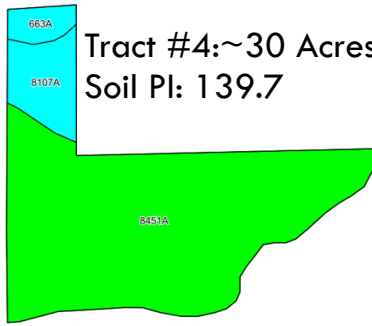
Tract #2: ~40 Acres
Soil Pl: 109.4



Tract #3: ~64 Acres
Soil Pl: 132.7

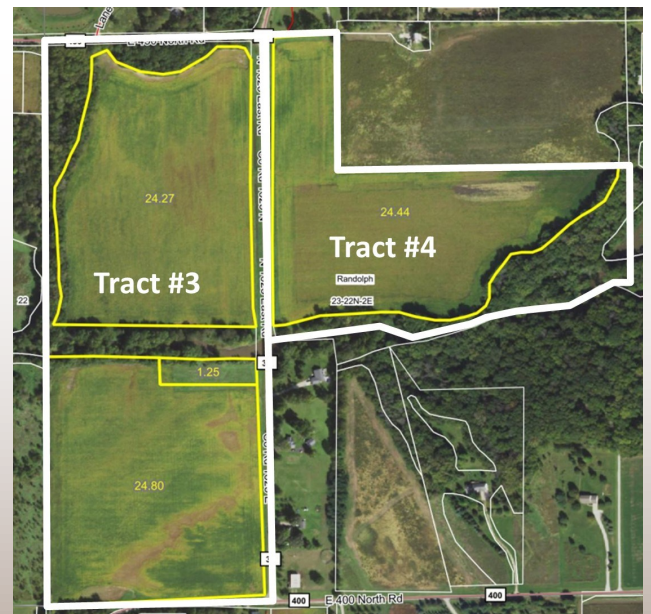
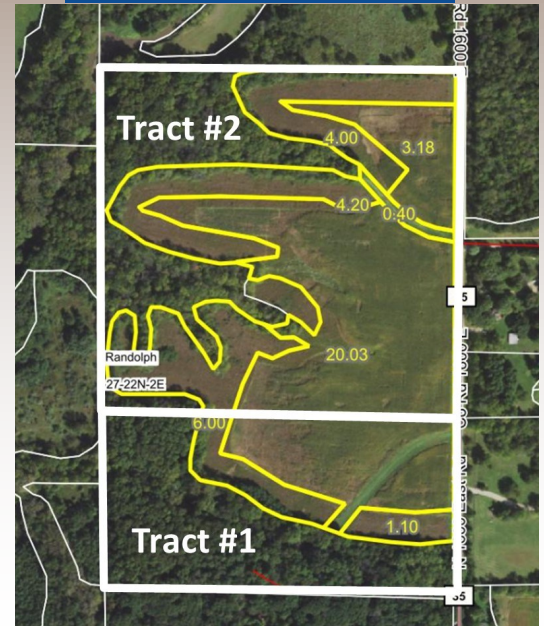


Tract #4: ~30 Acres
Soil Pl: 139.7



Tract #4: Looking east

Aerial Photos



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates. Farm will be surveyed and sold based upon surveyed acres.

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 28, 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 farm income. 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. Farm lease is open for 2022. Bidders must register to participate in the auction. Contact Mark Smith, 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

