



First Mid

AG SERVICES

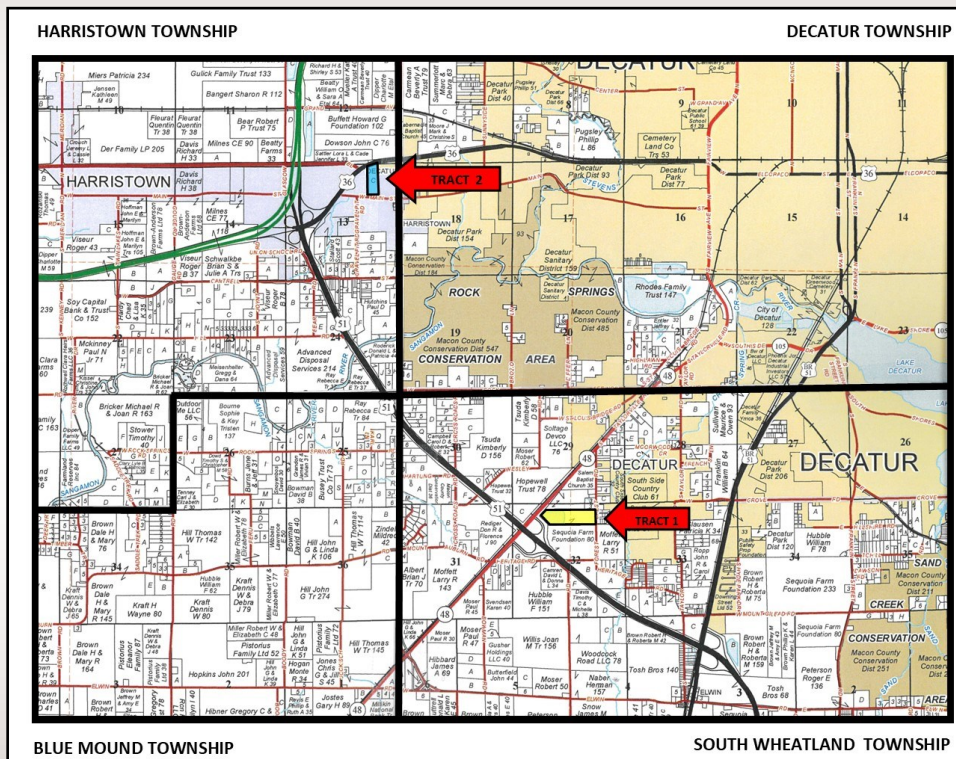
**Macon County
Timed Online Auction**
54.98 +/- Acres

William F Hubble Family Trust Farm BPH

Tract 1 is conveniently located southwest of Decatur, IL along IL Route 48 and Forest Crest Drive.

Tract 2 is suitably located on the west side of Decatur, IL along West Main Street and US Route 36.

TIMED ONLINE
October 20th -
November 10th



Source: Rockford Map Publishing, Inc.

Bids can be made online at <https://firstmidag.bidwrangler.com> or by downloading the First Mid Ag App from the App store on your mobile device from October 20th 10:00AM C.D.T. - November 10th, 2021. **Tract 1 bidding ends at 10 AM C.D.T.** and **Tract 2 bidding ends at 11 AM C.D.T. on November 10th,** subject to the 3 minute automatic bid extension feature.

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. Kevin Hilligoss and Justin Wheeler, Real Estate Brokers, are the designated agents 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.

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TRACT #1



TRACT #2



For More Information Contact:

Kevin Hilligoss, Broker
(217) 259-8496
E-mail: khilligoss@firstmid.com
Justin Wheeler, AFM
Managing Broker, Auctioneer
(217) 855-8358 or
Auctioneer Lic. #441.002548
First Mid Ag Services
455 North Main Street
Decatur, IL 62523

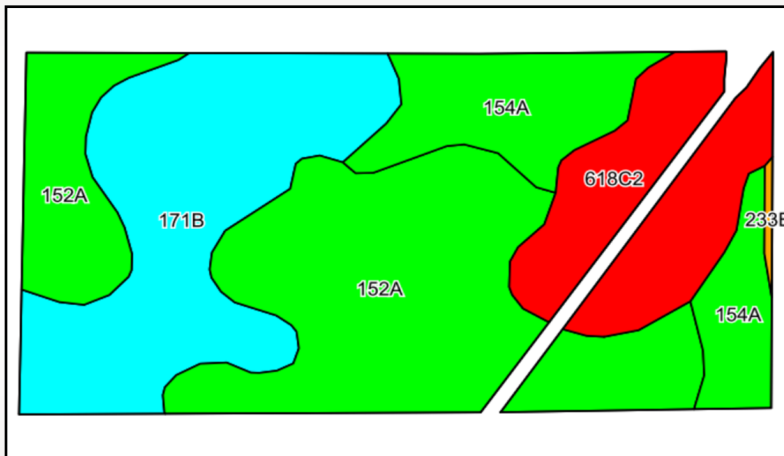


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Timed Online Farmland
Auction 10:00AM
October 20th, 2021 -
November 10th, 2021

Tract 1

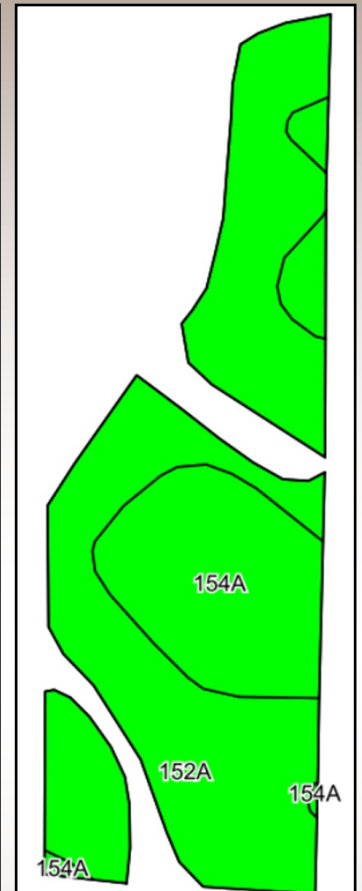


FSA & Soils data provided by the Macon County USDA Office and AgriData, Inc. Lines drawn are estimates.

152A-Drummer silty clay loam
171B-Catlin silt loam
618C2-Senachwine silt loam
154A-Flanagan silt loam
233B-Birbek silt loam

Weighted Soil PI: 134.9

Tract 2



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

152A-Drummer silty clay loam
154A-Flanagan silt loam

Weighted Soil PI: 144

Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Tax Rate	2020 Taxes Paid in 2021
Tract 1: 17-17-32-100-003	17.13	\$4,177	7.22518	\$301.80
Tract 1: 17-12-32-201-001	23.261	\$12,379	7.22518	\$894.42
Tract 2: 06-11-13-226-001	14.59	\$8,220	8.07351	\$663.64

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 20, 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 crop for Tract 1 and the 2021 cash rent on Tract 2. 2021 real estate taxes payable in 2022 shall be credited by the Sellers to the Buyer at closing. 2022 and all subsequent years' taxes to be paid by the Buyer. **Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from October 20th 10:00AM C.D.T. to November 10th, 2021. Tract 1 ends at 10:00AM C.D.T. and Tract 2 bidding ends at 11 AM C.D.T., subject to the 3 minute automatic bid extension feature.**
This is a Timed Online Only Auction.



Justin Wheeler, Auctioneer
Decatur, Illinois
217-421-9615