



First Mid

AG SERVICES

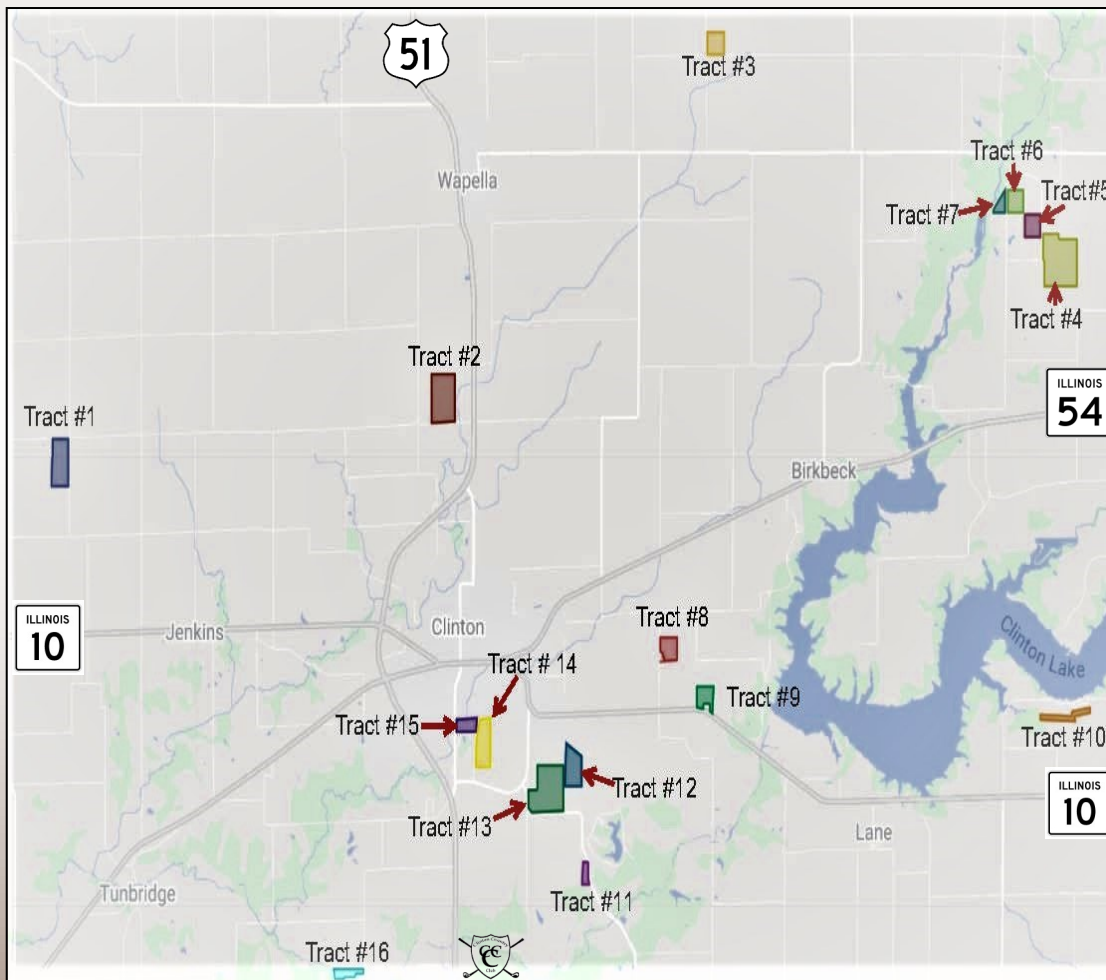
**MAJOR DeWitt
County Farmland
Auction**

**949.23 +/-
Total Acres**

**November 30th @
10:00am**

Floyd Davenport Trust Farm

This 16 Tract Auction of productive farmland, and moderately sized mixed-use tracts are centrally located near Clinton & across DeWitt County, just minutes from Bloomington, Champaign or Decatur.



Source: Google Maps

Farm Auction at Clinton Country Club (off US 51 south of Clinton or Bid Online @ Firstmidag.com)

- Several high % tillable with Class A Soils
- Wind energy agreements on Tracts 1-3 only
- Tracts being surveyed for final acres.

For More Information Contact:

Dan Patten, Broker

(309) 530-1575

E-mail: dpatten@firstmid.com

Michael Rhoda, Broker

(309) 665-0059

E-mail: mrhoda@firstmid.com

Chad Hoke, Broker

(309) 665-0960

E-mail: choke@firstmid.com

David Klein, ALC

Designated Managing Broker,
Auctioneer

(800) 532-5263

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A
Bloomington, IL 61704

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Main Features:

- Primary Class A Soil Types: Ipava, Sable & Catlin
- Wind energy on Tracts #1, #2, and #3 Only

949.23 +/- Total Acres

Subject to Final Survey

<u>Tract</u>	<u>Estimated Acres</u>	<u>Soil PI</u>	<u>Township</u>	<u>Section</u>
#1	80 +/-	142.7	Barnett	22
#2	110.53 +/-	138.8	Clintonia	15
#3	40 +/-	136.6	Wilson	29
#4	168 +/-	137.4	Harp	12
#5	40 +/-	135.0	Harp	12
#6	40 +/-	114.8	Harp	1
#7	12.75 +/-	-	Harp	2
#8	39.73 +/-	140.1	Harp	31
#9	40.43 +/-	136.2	Harp	31
#10	43.02 +/-	127.8	Creek & Nixon	1 & 6
#11	17.74 +/-	119.4	Texas	12
#12	64 +/-	138.6	Texas	1
#13	141.05 +/-	139.5	Texas	2
#14	64 +/-	139.5	Texas	3
#15	30.05 +/-	118.8	Texas	3
#16	20 +/-	91.2	Texas	15 & 16



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 30, 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 the 2021 crops, rents, wind energy payments, and government payment proceeds under the current lease(s). 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. Contact Dan Patten, Chad Hoke, and Michael Rhoda, Brokers, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller. www.firstmidag.com 800-532-5263.

@Firstmidag.com Bloomington, IL

