



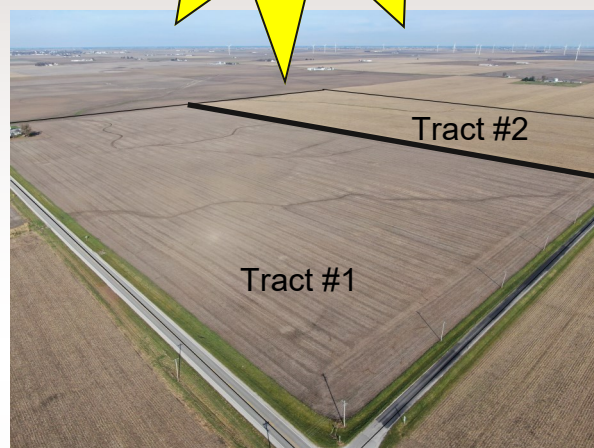
AG SERVICES

The Finck Family Trust #1 Farm

This 157.66 +/- acre farm is located 4.5 miles south of Gridley, IL on County Highway 29 & 2700 North Road. Bidders can choose between two tracts or the entirety.

McLean County
Virtual Online Auction
157.66 acres+/-

LIVE CALL
December 21st
at 10:00 AM



- 98.5% FSA cropped acres
- Drummer/El Paso, Flanagan and Saybrook soils
- Open 2022 lease

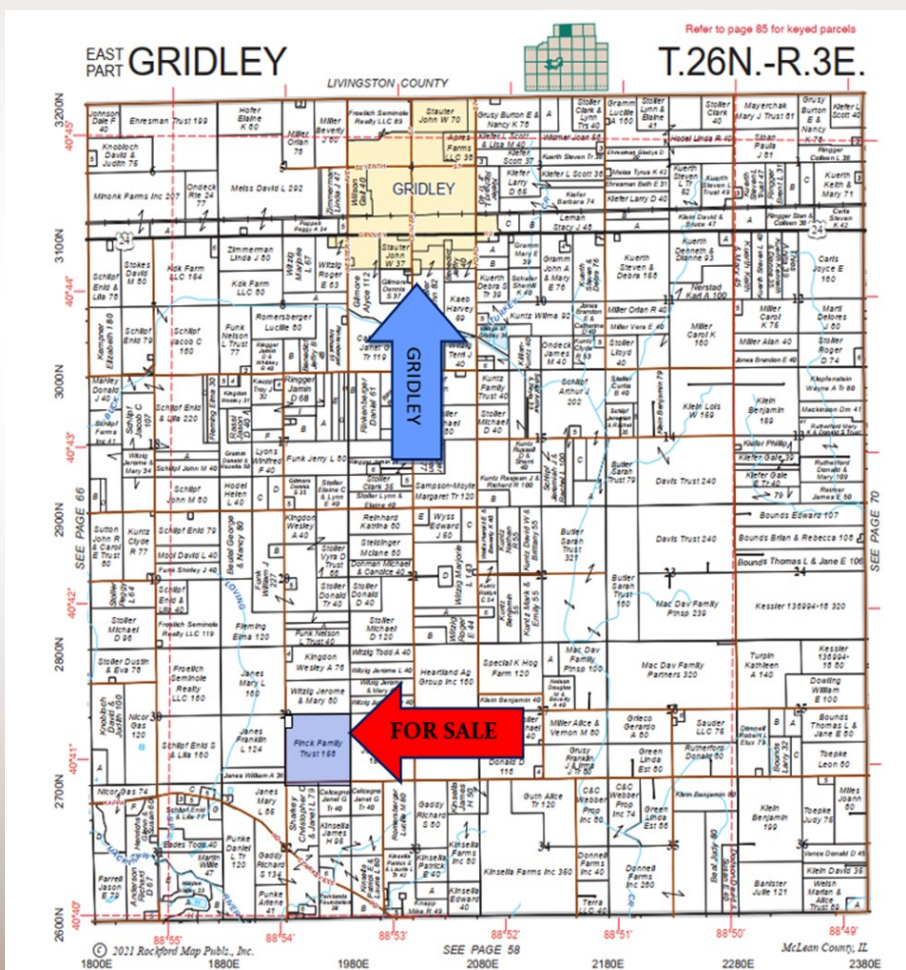
For More Information Contact:

Michael Rhoda, Broker
(309) 665-0059
E-mail: mrhoda@firstmid.com

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

Auctioneer License #441.001928
6 Heartland Drive, Suite A
Bloomington, IL 61704

Two Tracts
To be
surveyed:
West Tract 1
~77.6 Ac.+/-
and
East Tract 2
~80 Acres+/-



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Auction Method will be "Choice & Privilege"

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. Michael Rhoda 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.

First Mid

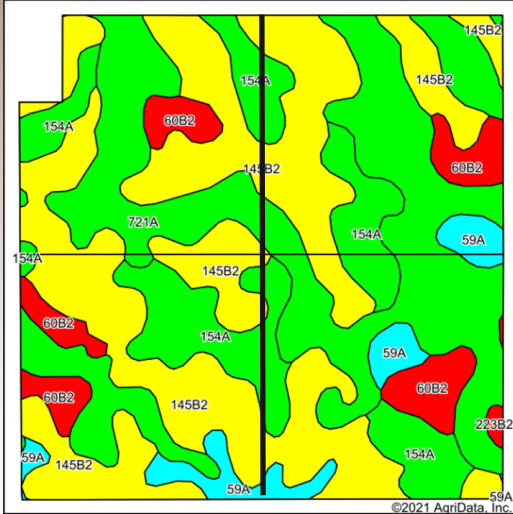
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157.66+/- Virtual Online-Only
Live Farmland Auction
McLean County, Illinois
December 21, 2021 at 10:00AM

Soil Data

Final Acres to be Surveyed

Aerial Photo



Looking northwest from southeast.



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

Cropland Soils

Soils Legend:

145B2 Saybrook silt loam
721A Drummer and El Paso silty clay loam
154A Flanagan silt loam
60B2 La Rose silt loam
59A Lisbon silt loam
223B2 Varna silt loam

Entire Farm

Weighted Soil P.I. : 133.40

West Tract #1: 131.9

East Tract #2: 134.8

FSA Cropland acres: 155.28

There is a sliver of land at the northwest corner of the farm that is part of this farm and provides access to the property north of the farmstead. The building site is not part of the Auction. Other field entrances also exist.

Bid anytime between
December 12th to December 21st 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
02-29-400-004	77.66	\$41,833	8.25994%	\$3,455.38
02-29-400-002	80.00	\$40,727	8.25994%	\$3,364.04
Total-Both Tracts	157.66	\$82,560		\$6,819.42

First Mid
AG SERVICES

General Terms:

Buyer(s) will enter into a contract with 10% nonrefundable down payment required and balance due at **closing on or before January 30, 2022**. A title policy in the amount of the sale price will be furnished to the Buyer(s), subject to standard and usual exceptions. Seller will retain the landowner's 2021 cash rent and government payments. Buyer will receive 2022 crops, cash rent, and government payments. Full possession to be granted at closing. 2021 real estate taxes payable in 2022 will be paid by Sellers via credit at closing. All future years' real estate taxes, to be paid by the Buyer(s). **Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from December 12th to December 21st 2021 by 10:00AM. This Virtual-Live Online Only Auction with live bidding will begin at that time. You must bid online, or call for alternative arrangements.** Michael Rhoda, Broker, & David Klein, First Mid Ag Services, Auctioneer (800)-532-5263.

