



First Mid

AG SERVICES

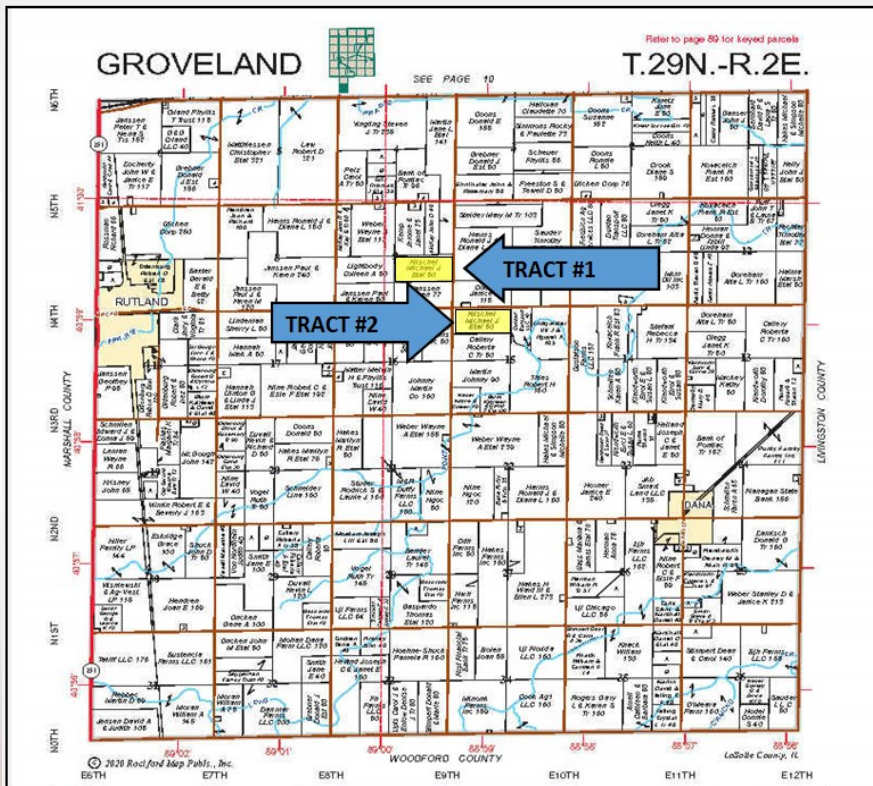
LaSalle County
Farmland
Auction

160+/- Acres

The Krischel Farm

This productive rowcrop land is located
~2.5 miles east of Rutland, IL or
~4.5 miles southeast of Wenona, IL
~17.5 miles southwest of Streator, IL

February 10th @
10:00am



- Open lease for 2022
- Tracts 1 & 2 to be surveyed
- Available as 2 tracts
 - Tract 1 - 80 +/- acres
 - Tract 2 - 80 +/- acres
- Wind Energy Transmission line agreement on Tract 1
- CRP waterways on Tract 2.

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 Bernhard & Joe Richie, Real Estate Broker, are 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: Wenona St. Mary's Catholic Church Parish Hall or bid online.

For More Information Contact:

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David Klein, ALC

Des. Managing Broker, Auctioneer

(800) 532-5263 or

Auctioneer Lic. #441.001928

First Mid Ag Services

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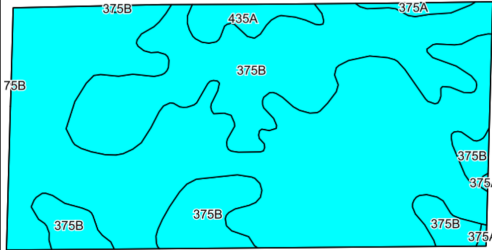
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LaSalle County, Illinois
Farmland Auction
February 10th, 2021

Cropland Soils

Tract 1: Weighted Soil PI - 131.4

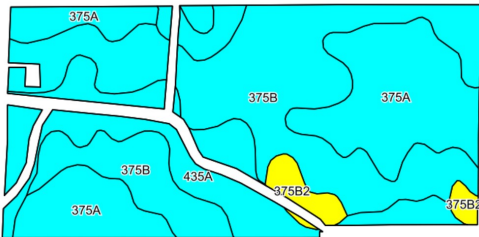


Soils Legend Tract 1: 435A Streator silty clay loam, 375B Rutland silty clay loam, 375A Rutland silty clay loam

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Soils data provided by USDA and NRCS.

Tract 2: Weighted Soil PI - 131.9



Soils Legend Tract 2: 375B Rutland silty clay loam, 375A Rutland silty clay loam, 435A Streator silty clay loam, 375B2 Rutland silty clay loam

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Soils data provided by USDA and NRCS.

Aerial Photo



Real Estate Tax Information

Tract #	Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Assessed Building Value	2020 Tax Rate	2020 Farmland Taxes Paid in 2021
1	37-09-400-000	80.00	\$32,316	\$0	8.164%	\$2,638.38
2	37-15-100-000	80.00	\$29,937	\$720	8.164%	\$2,502.94

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 March 10, 2022. 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. Lease is open for the 2022 crop year. 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. 2021 Heartland Wind LLC payments due payable in 2022 to be received by the Seller. 2022 payments and all subsequent years to be assumed by the Buyer. No adjustments will be made after closing. Bidders must register to participate in the auction. Contact Michael Bernhard, Broker, Joe Richie, Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agent represent only the Seller.

