



First Mid

AG SERVICES

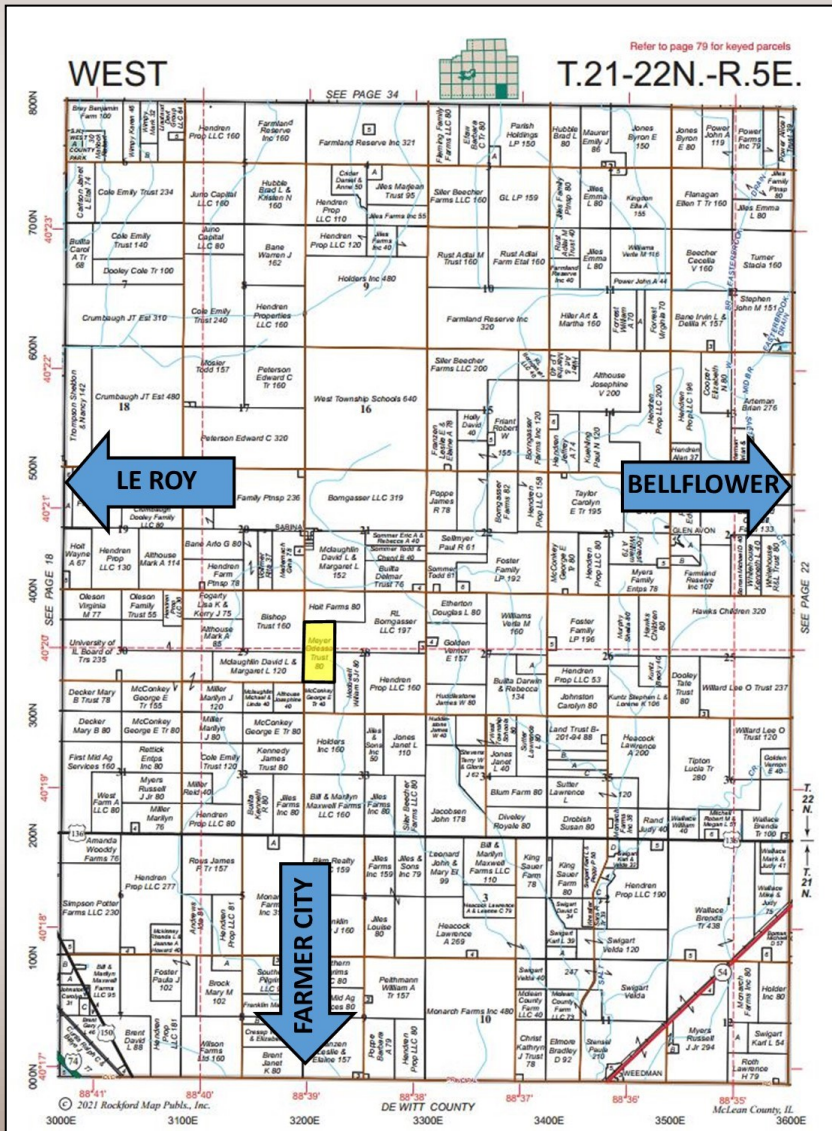
Odessa Meyer Trust Farm

This prime, Class A farmland is located between LeRoy, Bellflower and Farmer City, Illinois.

McLean County
Farmland Auction
In Person & Online!

80 +/- Acres

March 3rd @
2:00pm



- 140.9 Soil Productivity Index
- 77.9 FSA Tillable Acres
- Open lease for 2022
- 7.5 miles east of LeRoy, IL
- On County Highway 15
- Plowdown Fertilizer & Lime on with no reimbursement!

For More Information Contact:

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

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, Chad Hoke, 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. Stock photo may be in use. Announcements on auction day take precedence over all printed material. Call for complete brochure. Auction Location: Evergreen FS Auditorium 402 N Hershey Road Bloomington, IL 61704



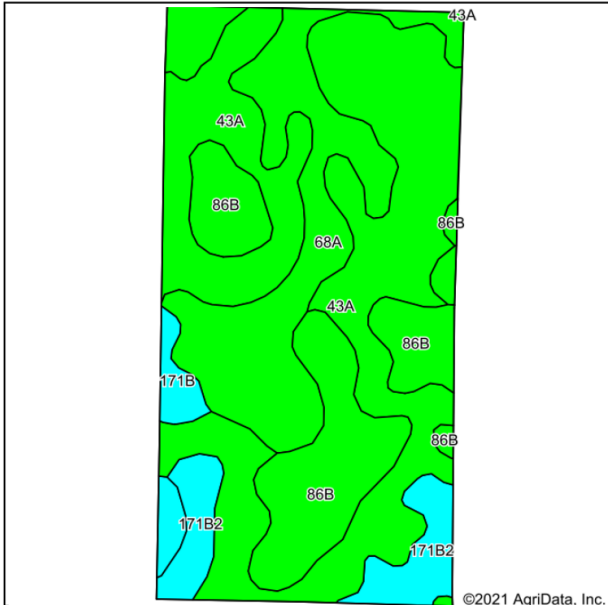
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Soil Map



Aerial Photo



Aerial & Soil Information from AgriData, Inc. All lines drawn are estimates

Weighted Soil Pl: 140.9

Primary Soil Types:

- Ipava silt loam
- Sable silty clay loam
- Osco silt loam
- Catlin silt loam

**Get our App
downloaded
and Bid Online!**



Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Value	2020 Tax Rate	2020 Taxes Paid in 2021
31-28-100-003	40.00	\$26,313	7.58309%	\$1,995.34
31-28-300-001	40.00	\$23,359	6.95051%	\$1,623.58
Totals:	80.00	\$49,672		\$3,618.92

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 April 4, 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 2021 crop and government payments relating to the 2021 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. Contact Chad Hoke, Broker, 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-LAND @Firstmidag on Twitter

