



First Mid

AG SERVICES

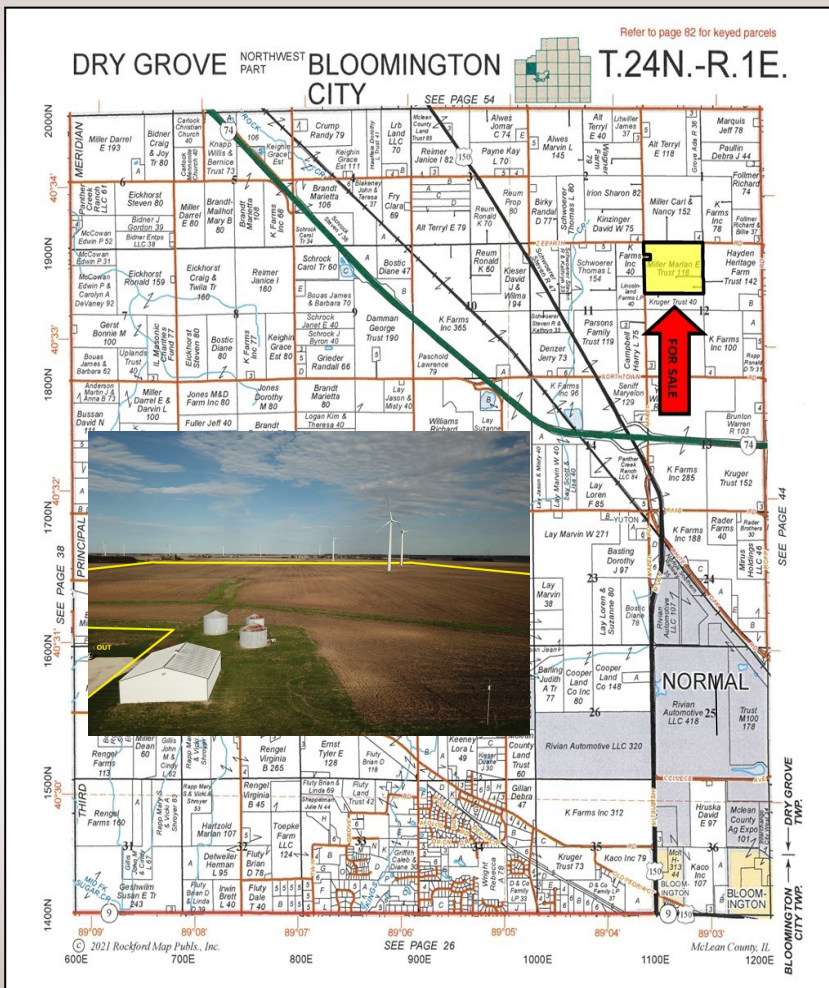
McLean County
Farmland Auction
In Person & Online!

119.27 +/- Acres

Marlan E. Miller Trust Farm

This prime, Class A farmland is just 3 miles northwest of Normal on Ziebarth (1900 N) & 1100 E Roads

June 14th @
10:00am



- Prime Class A soils
- Two wind turbines
- Pole shed & 3 grain bins

Source: Rockford Map Publishing, Inc.

Buyer will receive second installment (50%) of the 2022 cash rent as well as the wind power payments receivable in the fall of 2022, and be responsible for the second portion of the 2022 real estate taxes due in 2023.

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, Mark Smith 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

For More Information Contact:

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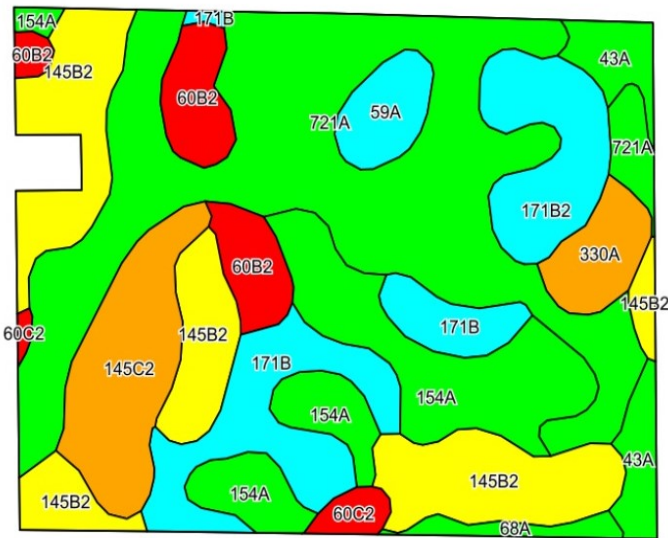


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Soil Map



Weighted Soil PI: 134.9

Primary Soil Types:

- Drummer & El Paso silty clay loams
- Saybrook silt loam
- Flanagan silt loam
- Catlin silt loam

119.27 +/- Acres

Aerial Photo



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

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and Bid Online!**



Buildings Assessed Value	Tax Parcel #	Tax Acres	2020 Assessed Value	2020 Tax Rate	2020 Taxes Paid in 2021
	13-12-100-009	39.16	\$19,970	8.30472%	\$1,658.46
\$6,610	13-12-100-013	78.77	\$47,597	8.30472%	\$3,952.80
\$146,635	13-12-100-012	0.99	\$146,848	8.30472%	*\$12,231.28
\$139,414	13-12-100-008	0.35	\$135,627	8.30472%	*\$12,195.32
Totals:		119.27		Landowner	\$5,611.26

*White Oak Energy LLC Responsibility

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 July 14, 2022. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller shall assign the existing agricultural cash rent lease(s) in writing to the Buyer(s) with tenant, Doug Miller. 2021 real estate taxes payable in 2022 shall be paid by the Seller prior to closing. One-Half of the 2022 real estate taxes payable in 2023 to be paid by the Seller via credit at closing, based upon the most recent tax information available. Contact Mark Smith, Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller.

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