



First Mid

AG SERVICES

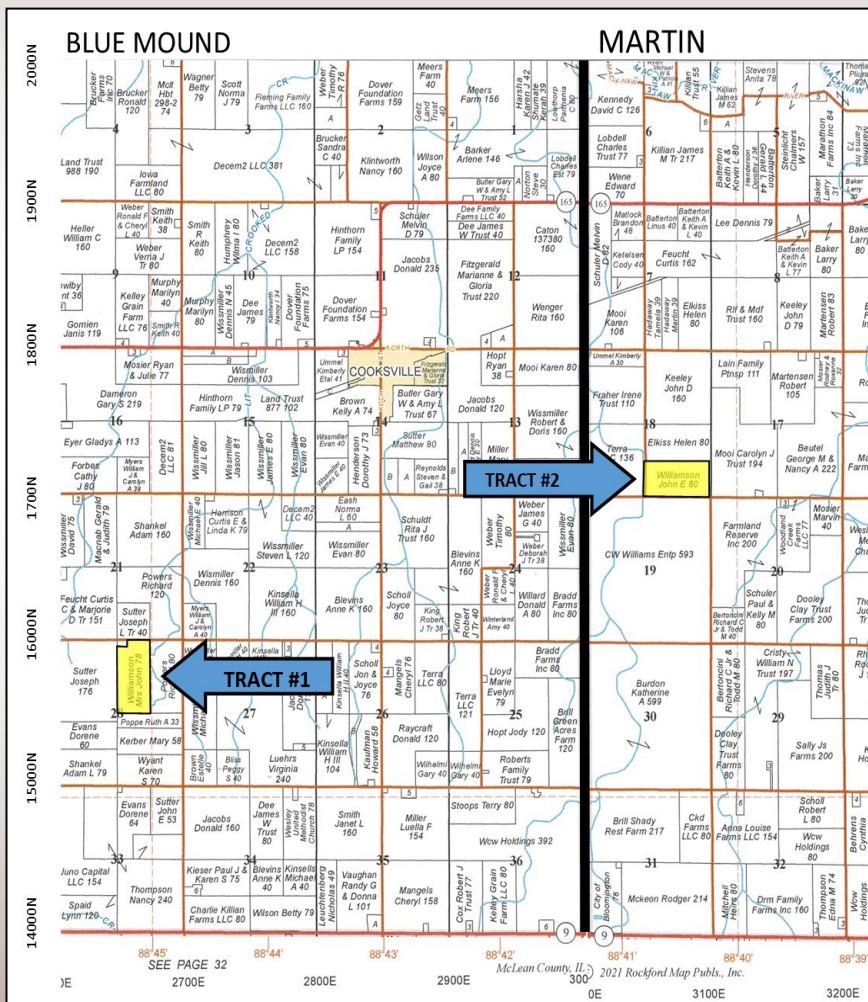
McLean County
Farmland
Auction

157.58 +/- Acres

Williamson Farms

This 157.58 +/- acre two-tract farm auction is located 8 miles east of Bloomington-Normal on Ft. Jesse Rd. Bidders can choose between two tracts or entirety.

June 21st @
10:00am



Source: Rockford Map Publishing, Inc.



- Mostly highly productive Drummer & El Paso, Flanagan & Saybrook soils
- 2022 Crop Share Lease will be assigned to Buyer.
- Homestead & dwelling included with farm on Tract #2.

For More Information Contact:

Mark Smith, Broker

(309) 665-0053

E-mail: MRSmith@firstmid.com

David Klein, ALC

Des. Managing Broker, Auctioneer

(800) 532-5263 or

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A

Bloomington, IL 61704

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. 2 Tracts, each based on real estate tax acres, will be offered using a "choice & privilege" method. Live auction planned at The Parke Regency Hotel 1413 Leslie Drive, Bloomington, IL 61704. Bidding is conducted "by the acre" = Bid price x Acres offered. Call for complete brochure. 800-532-LAND!

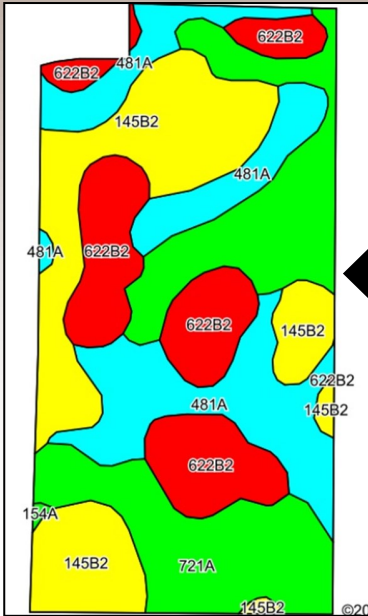


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McLean County, IL

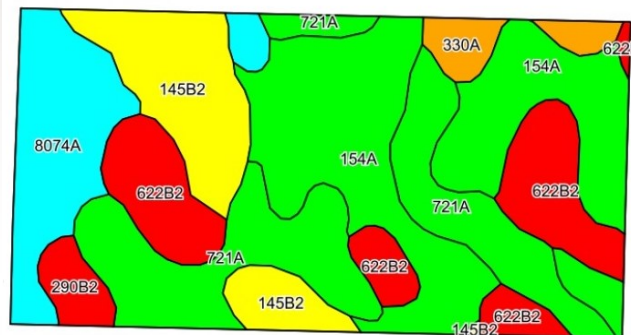
Soil Maps



OUTBUILDINGS ON TRACT #2



Tract #1: 77.58 acres +/-
Soil Pl: 130.3—FSA Cropland Acres 78.78



SE CORNER TRACT #2

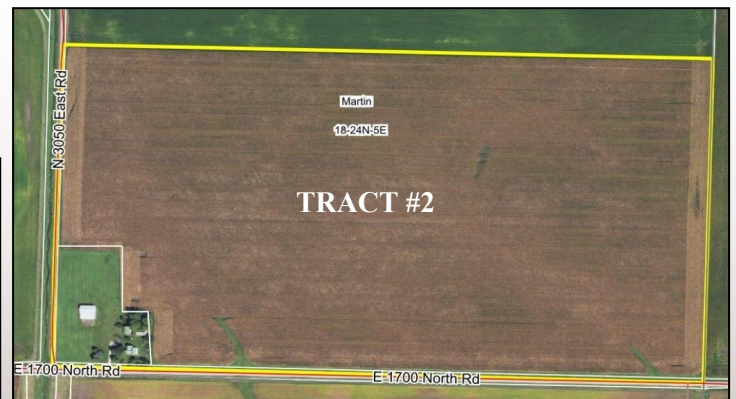
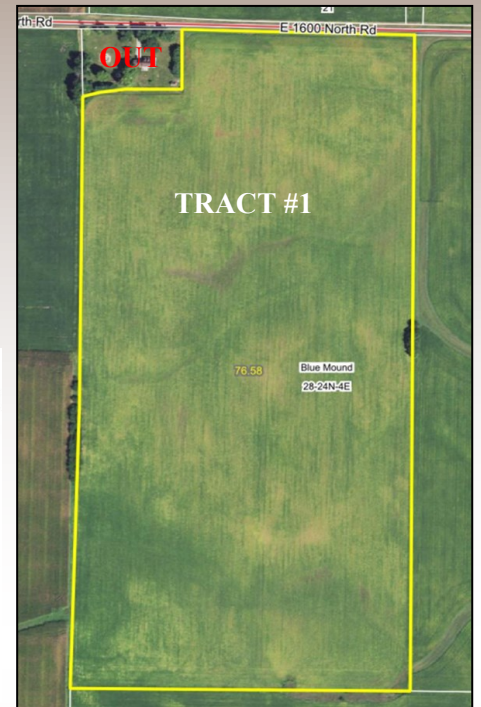


Tract #2: 80 acres +/-
Soil Pl: 134.6—FSA Cropland Acres 79.09



DWELLING ON TRACT #2

Aerial Photos



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.
Farms will be sold based upon real estate tax acres.

See complete brochure for
real estate tax and
production information

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 21, 2022. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller to assign the 2022 crop share lease with Russell Benjamin, Eugene Benjamin & Peter Benjamin to the Buyer of each tract. Buyer to reimburse Seller for any Landowner's share of crop expenses incurred prior to closing. Buyer to receive Landowner's share of 2022 crop and government payments. Tract #2 contains a homestead that is under lease that will be assigned to the Buyer. The lease runs through October 1, 2022. Monthly rent is \$600. Tenant pays for utilities, gas & lawn mowing. 2021 real estate taxes payable in 2022 shall be paid by the Seller prior to closing. 2022 real estate taxes payable in 2023, and all future year's real estate taxes, to be paid by the Buyer with no adjustments after closing. 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.

www.firstmidag.com 800-532-LAND @Firstmidag on Twitter

