



# First Mid

## AG SERVICES

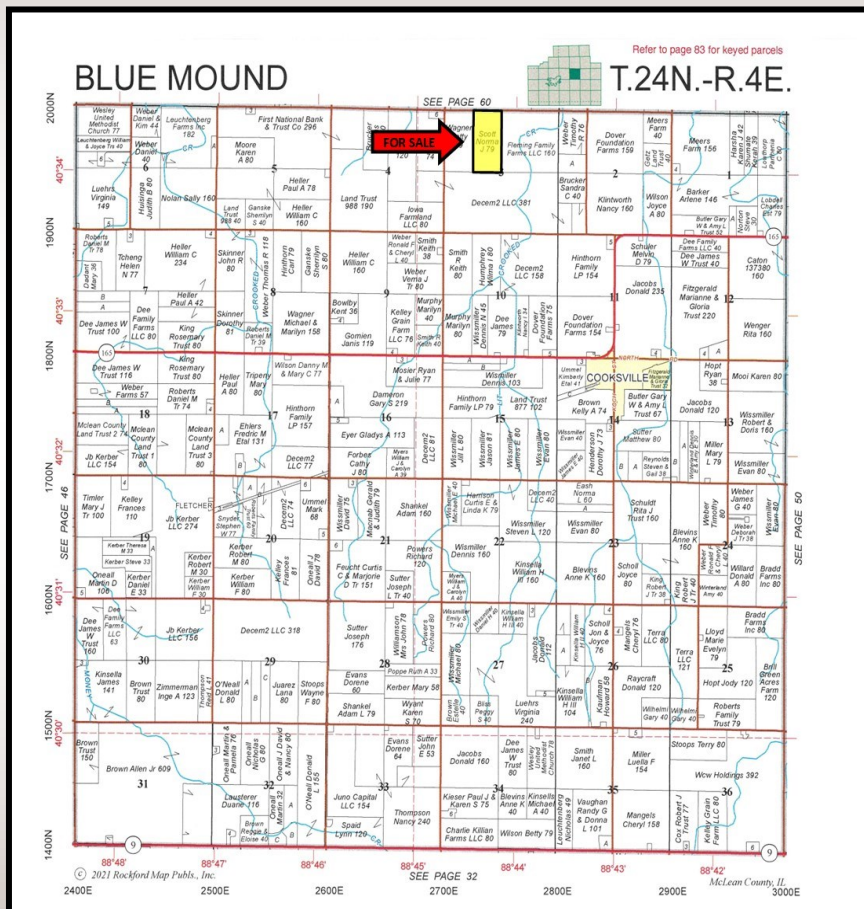
McLean County  
Farmland Auction  
In Person & Online!

**79.47 +/-**

### Norma J Scott Trust Farm

This highly productive farmland is located between Lexington and Cooksville, Illinois, or 9 miles east & 4 miles north of Bloomington-Normal, Illinois

**June 21st @  
11:00 a.m.**



- 132.8 Soil Productivity Index
- 79.57 FSA Cropland Acres
- Assume 2022 cash rent lease including second rent installment
- 2 miles north/1 mi. west of Cooksville on Twp. 2000N Rd.

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 Rhoda, 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: Parke Regency Hotel 1413 Leslie Drive; Bloomington, IL 61704

**For More Information Contact:**

**Michael Rhoda, Broker**

(309) 665-0059

E-mail: [choke@firstmid.com](mailto: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



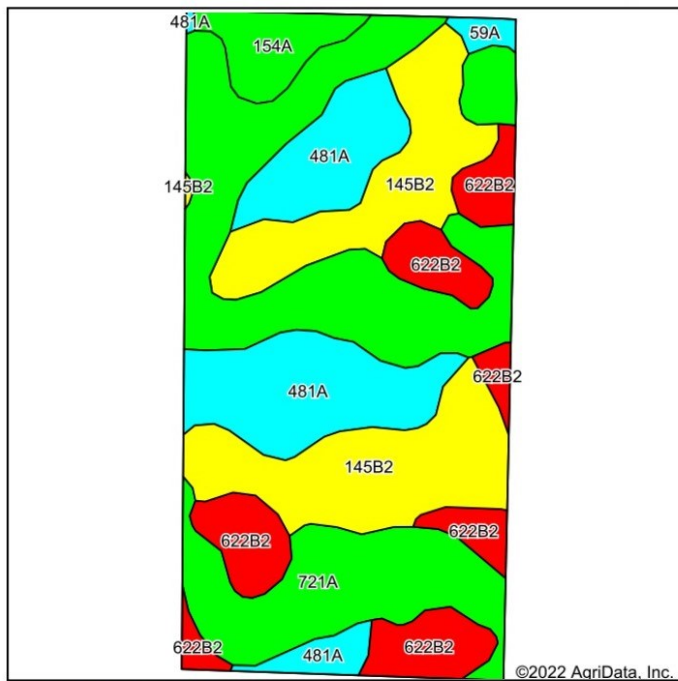
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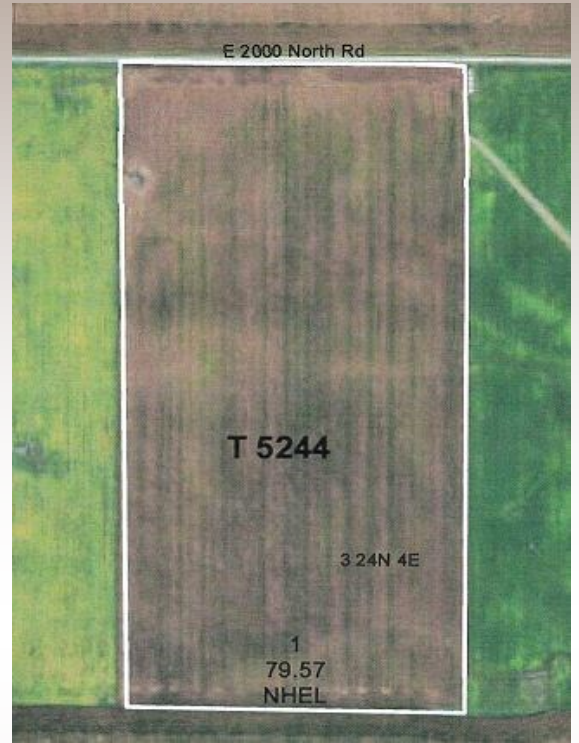
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Acres**

### Soil Map



### Aerial Photo



Source: McLean County USDA-FSA Office

### Primary Soil Types:

- El Paso-Drummer silty clay loam
- Saybrook silt loam
- Raub silt loam
- 132.8 soil PI

**June  
21st!**

**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 |
|----------------|--------------|---------------------|---------------|-------------------------|
| 16-03-100-007  | 79.47        | \$40,525            | 8.65593%      | \$3,507.82              |
| <b>Totals:</b> | <b>79.47</b> | <b>\$40,525</b>     |               | <b>\$3,507.82</b>       |

### 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 will retain the first installment of 2022 cash rent and Buyer will receive the second installment of 2022 cash rent as a credit at closing. 2021 real estate taxes payable in 2022 shall be paid by the Seller prior to closing. Seller shall credit, at closing, to the Buyer an estimated 50% of the 2022 real estate taxes due in 2023, based upon most recent tax information available. 2023 and all subsequent years' taxes to be paid by the Buyer. Contact Michael Rhoda, 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](http://www.firstmidag.com) 800-532-LAND

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