



AND

**Cory Craig**  
**AUCTIONEER**  
**217/971-4440**  
**www.corycraig.com**

**Virtual Live &  
Online Auction!**

**4.85 +/- Surveyed  
Acres in Woodford  
County**

**June 23rd @  
10:00am**

## CENTRAL HYDRAULICS AUCTION

This 112'x48' commercial building with concrete floor and land is located 9.7 miles north of Bloomington-Normal on I-39/Rte. 251 at Kappa, Illinois



Location is 5.4 miles south of El Paso at 513 State Route 251, on the south edge of Kappa, Illinois.

**Real Estate  
being sold  
Virtual-live at  
10AM. at  
firstmidag.com**

**Contents  
being sold  
online-only at  
corycraig.com  
with soft  
closes on  
items starting  
at 6:00PM**

- Ragland Building built in 2000. 80'x 48' interior insulated concrete floor shop including 18'x19' office area. 32' x 48' uninsulated.
- 242' deep well flowing at 10 gallons/minute.
- 1,500 gal. septic and seepage bed in place & good condition.
- 3 Phase electrical service.
- ~3.4 acres of cropland currently planted to soybeans.

*\*All lines drawn are approximate.*

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, David Klein, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, Designated Agent Auctioneers David Klein & Cory Craig 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. Announcements on auction day take precedence over all printed material. Call for complete brochure.

**For More Information Contact:**

**David Klein, ALC**

Designated Managing Broker,  
Auctioneer

(800) 532-5263

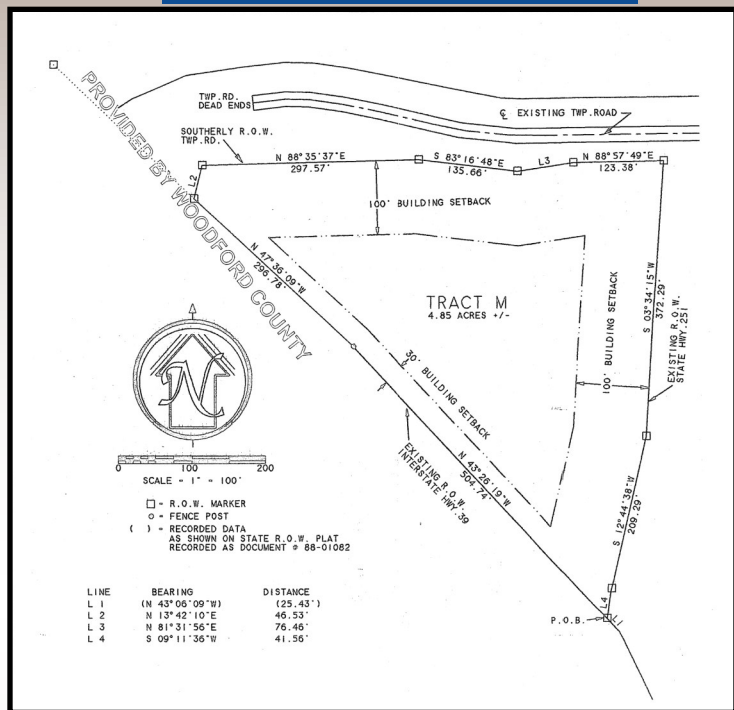
Auctioneer Lic. #441.001928

**First Mid Ag Services**

6 Heartland Drive, Suite A  
Bloomington, IL 61704



## Survey Drawing



Property is located between Interstate 39 & Route 251.  
5.4 miles south of El Paso at 513 State Route 251.

## Aerial Photo-cropland



Soil Type is predominantly 116 PI Birkbeck silt loam

## Real Estate Tax Information

Tax Rate	Tax Parcel #	Tax Acres	2021 Building Assessed Value	2021 Land Assessed Value	2021 Taxes Paid in 2022
7.7976	16-32-405-005	4.85	\$60,155	\$18,460	\$6,130.08

**Auction Date: June 23rd 10AM**

**Open Houses: May 28th & June 11th 9AM-Noon**

### 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 30 days following the auction. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Buyer shall receive the 2022 rent from the current farm tenant Bret Krug. Call for details. Possession for cropland will be open after the completion of the 2022 harvest and the remainder of property upon closing. 2021 real estate taxes payable in 2022 shall be paid by the Seller. 2022 real estate taxes payable in 2023 to be pro-rated via credit at closing based upon the most recent real estate tax information available. Contact David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agent represents only the Seller. [www.firstmidag.com](http://www.firstmidag.com) 800-532-LAND @Firstmidag on Twitter

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

