



# First Mid

## AG SERVICES

Vermilion County  
Farmland  
For Sale!

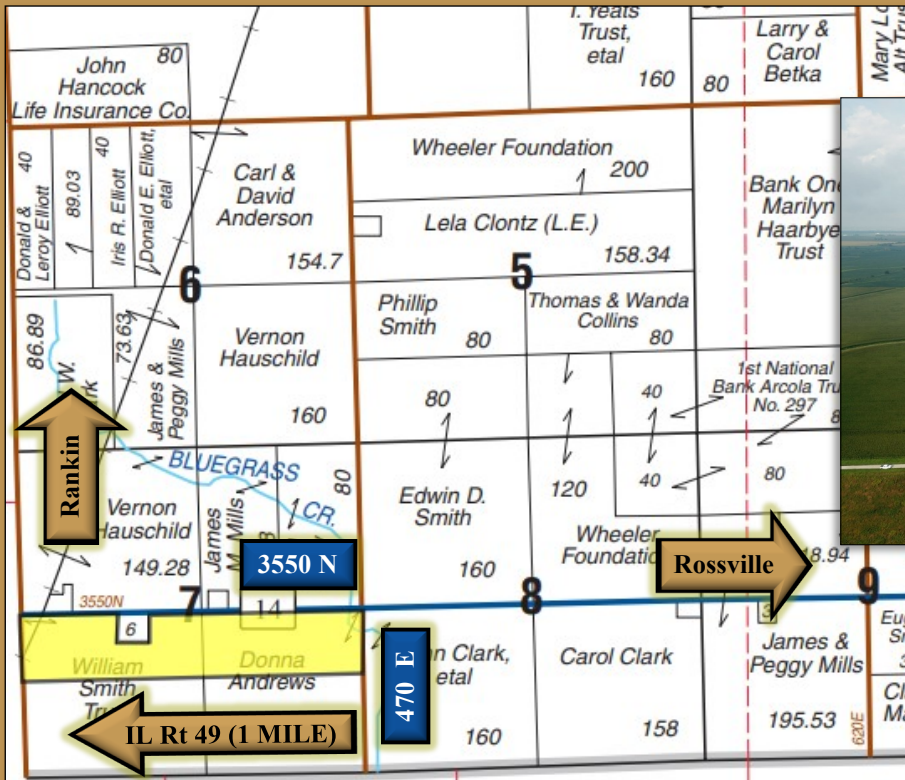
114.95 +/- Acres

### SMITH BROS. FARM

The Smith Farm consists of productive soils with an average soil productivity index of 115.7. This farm is located 5 miles south of Rankin and 16 miles northeast of Rantoul in northern Vermilion County, Illinois.

Vermilion County | Butler Township | Section 7

Listed @  
\$9,750/Acre



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- 115.7 Soil PI
- 90% Tillable
- Annual CRP Income - \$948
- Located near Rankin and Armstrong, IL
- Open tenancy for 2023

Coordinates:  
40.377320°, -87.864641°

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" 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, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Cory Kauffman, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, 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. Call for complete brochure.

For More Information Contact:

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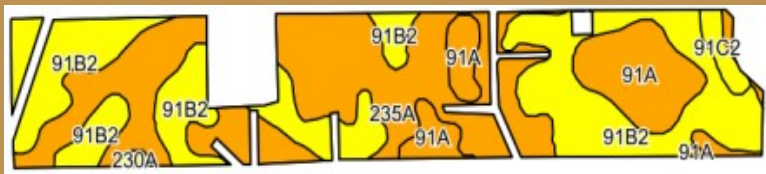
Smith Bros. Farm  
114.95 +/- Acres  
Vermilion County, IL

# USDA Aerial



## Soil Types

<b>Code</b>	<b><u>Soil Description</u></b>	<b>%</b>	<b><u>Prod. Index</u></b>
91B2	Swygert Silty Clay Loam	42.3%	110
235A	Bryce Silty Clay	40.8%	121
91A	Swygert Silty Clay Loam	14.6%	118
91C2	Swygert Silty Clay Loam	1.8%	110
230A	Rowe Silty Clay Loam	0.4%	111



Soils data provided by AgriData, Inc.

# Real Estate Taxes

<u>Parcel ID</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2021 Taxes Paid in 2022</u>
07-07-300-003	53.13	8.337470	\$1,285.40
07-07-400-002	61.82	8.337470	\$1,163.42

**CRP**

<u>Acres</u>	<u>Annual Payment</u>	<u>Contract Ends</u>
3.48	\$948	Sept. 30th, 2032

### General Terms:

Farm Listing Price: 114.95 +/- acres @ \$9,750/acre or \$1,120,762.00. Buyer will enter into a contract with 10% nonrefundable down payment required and balance due within 30 days of contract signing. 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 landowner's share of the 2022 crops, and government payment proceeds under the current lease(s). 2022 real estate taxes payable in 2023 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2023 and all subsequent years' taxes to be paid by the Buyer. All mineral rights owned by the Seller will be conveyed to the Buyer. Contact Cory Kauffman, Broker, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller. Phone: 217-258-0498. 1317 Charleston Ave, Mattoon, IL 61938.