



First Mid

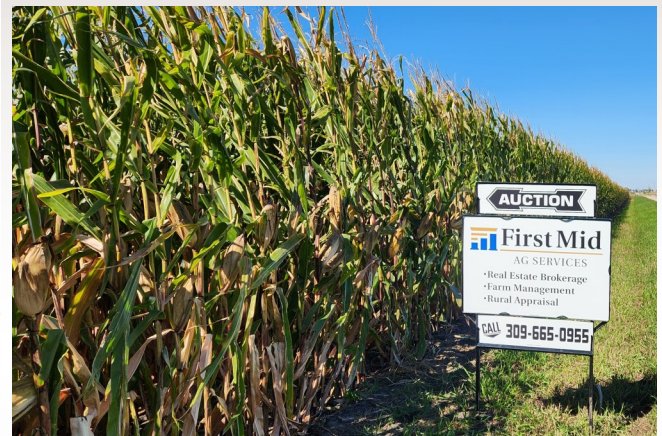
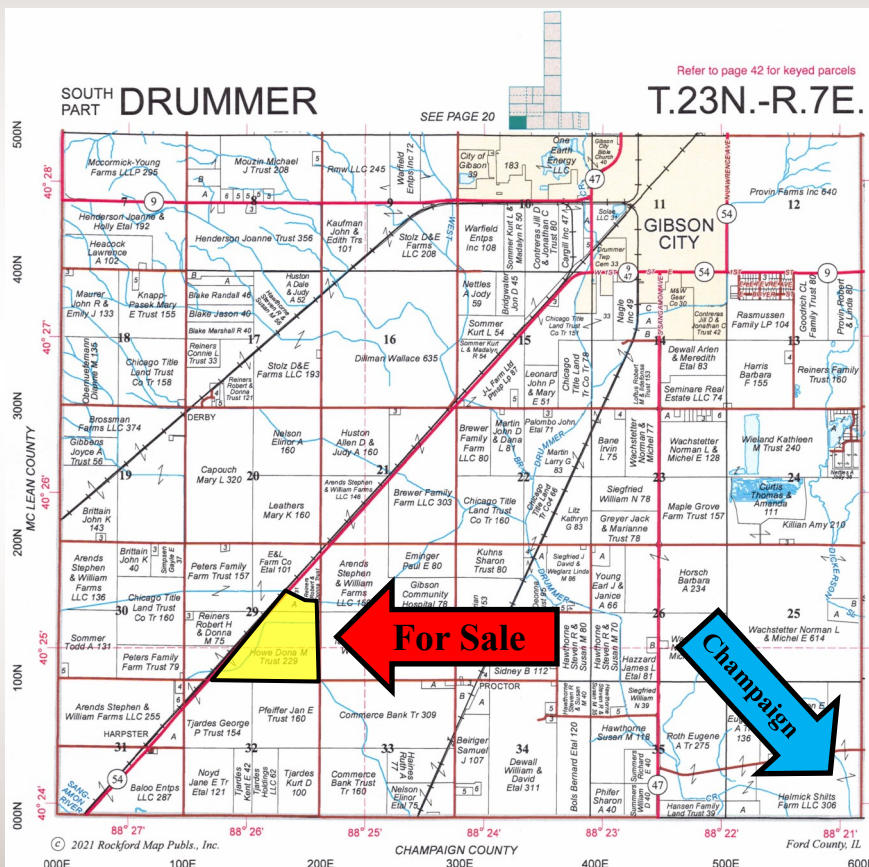
AG SERVICES

Ford County
Virtual Online Auction
219.84 +/- Acres

The J. Maurice and Dona Mae Howe Trusts Farm

This prime, Class A farmland is near Gibson City, IL.
20 miles northwest of Champaign, IL.

**November 22nd@
10:00am**



- Prime Class A soils
- 140.8 weighted soil productivity
- Extensive drainage tile installed
- Located near excellent soybean processing and ethanol facilities in Gibson City, IL

Source: Rockford Map Publishing, Inc.

Bid anytime from November 8th through November 22nd at 10:00 a.m. CST.
Access our online bidding platform @ <https://firstmidag.bidwrangler.com> or
download the First Mid Ag app from the App store on your mobile device.

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, Tyler Roth 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. Access online our online bidding platform at <https://firstmidag.bidwrangler.com> or download the First Mid Ag app from the App store on your mobile device.

For More Information Contact:

Tyler Roth, Broker

(309) 665-0958

E-mail: troth@firstmid.com

David Klein, ALC

Designated Managing Broker

(800) 532-5263

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive Suite A

Bloomington, IL 61704

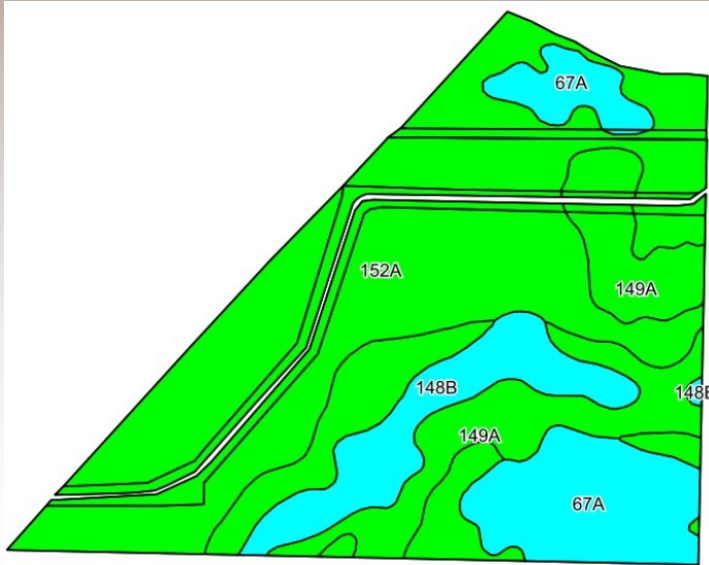


First Mid

AG SERVICES

219.84 +/- Acres
Virtual Live Online-Only
Farmland Auction 10AM
November 22nd, 2022

Soil Map



Soil and aerial Information from Agridata, Inc. All lines drawn are estimates

Aerial Photo



Weighted Soil PI: 140.8

Primary Soil Types:

- 152A Drummer silty clay loams
- 149A Brenton silt loam
- 67A Harpster silty clay loam
- 148B Proctor silt loam

**Download our
App and Bid
Online!**



Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Value	2021 Tax Rate	2021 Taxes Paid in 2022
09-11-29-200-004	16.27	\$12,800	8.30562%	\$1,071.09
09-11-29-400-001	229	\$146,130	8.30562%	\$12,137.00

**Tax Parcel # 09-11-29-400-001 is combined with a 45.53 surveyed acre tract that is not included in the auc-*

General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment due at First Mid Ag Services Bloomington office by 4:00 P.M. CST on September 23, 2022. Balance due at closing between January 3, 2022 and January 12, 2023. 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 2022 crop and government payments relating to the 2022 crop year. 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. Tract will be surveyed and sold on surveyed acres. Contact Tyler Roth, 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

