



First Mid

AG SERVICES

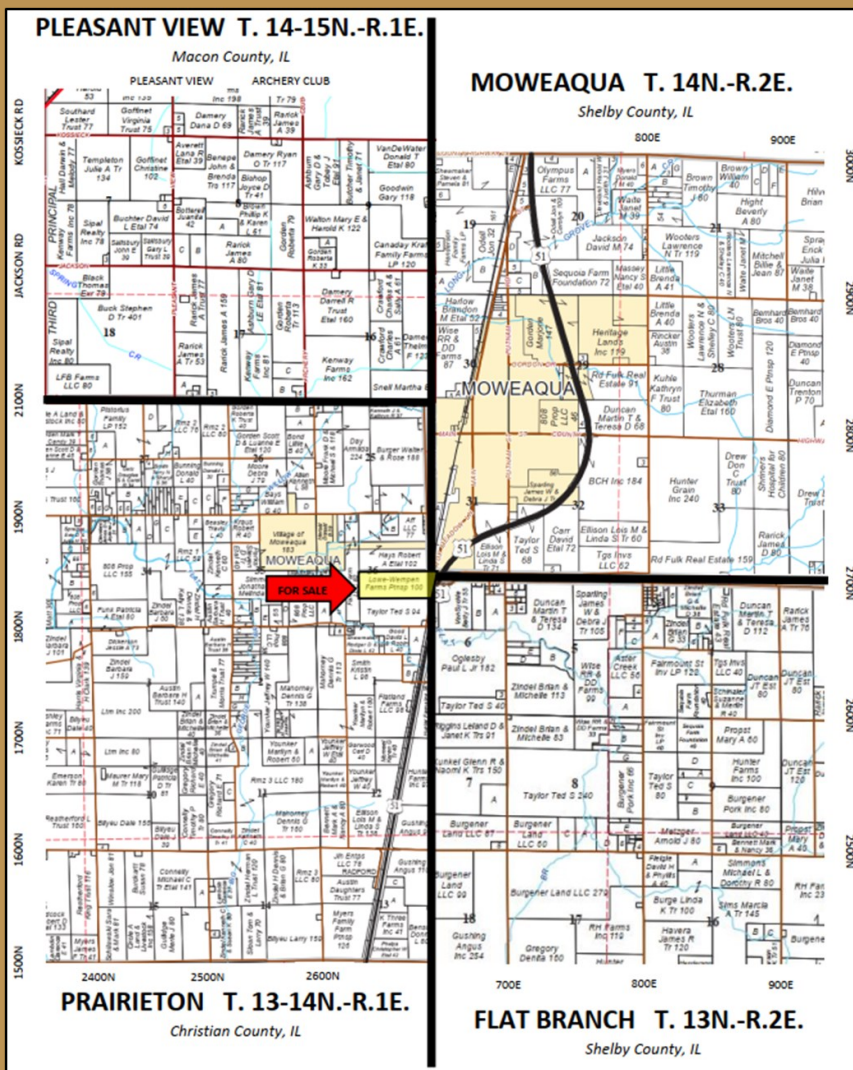
Lowe - Wempen Farm

This farm consists of 108.12 +/- surveyed acres and has a Soil Pl of 135.8. The farm is located on the southwest side of Moweaqua, IL.

Christian / Shelby
County Farmland
Auction

108.12 +/-
Surveyed Acres

LIVE CALL
Wednesday,
November 16th
10:00 AM CST



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- 6 Yr. Yield History:
- Corn— 200 bu./ac.
- Soybeans— 68 bu./ac.
- Excellent Location
- Nearly all tillable

For More Information Contact:

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Farmland Auction
108.12 +/- Surveyed Acres
Christian County, IL
Shelby County, IL

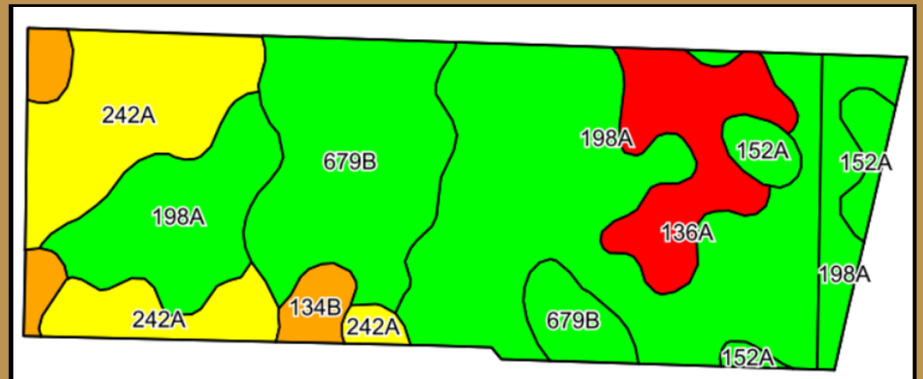
**From the southeast corner
looking northwest**



Aerial Photo



Cropland Soils



Soils Legend:

198A– Elburn silt loam
679B–Blackberry silt loam
242A-Kendall silt loam
136A-Brooklyn silt loam
134B-Camden silt loam
152A-Drummer silty clay loam

Weighted Soil PI: 135.8

FSA & Soils data provided by the Shelby County USDA Office and AgriData, Inc.
Lines drawn are estimates.

Property Location:

Latitude: 39.616224 Longitude: -89.030186

**Download the First Mid Ag
App for online bidding!**



Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Farm Land Value	2021 Tax Rate	2021 Real Est. Taxes Paid in 2022
1001-31-00-400-001	6.66	\$5,118	7.38462	\$377.94
12-10-36-400-001-00	100	\$60,460	7.46469	\$4,513.16

Auction Location:
Macon Community Center
1039 S Woodcock Rd
Macon, IL 62544

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 December 22, 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 2022 cash rent. 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. Bidders must register to participate in the auction. Contact Bailey Reynolds, Broker, David Klein, Designated Mng. Broker, or Justin Wheeler, Managing Broker & Auctioneer, for more information or to request a complete brochure. Online Bidding options will be available a few days prior to auction date. Check our website for details. Firstmidag.com or use the First Mid Ag Services App on your mobile device! First Mid Ag Services' designated agents represent only the Seller in this transaction.

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