



First Mid

AG SERVICES

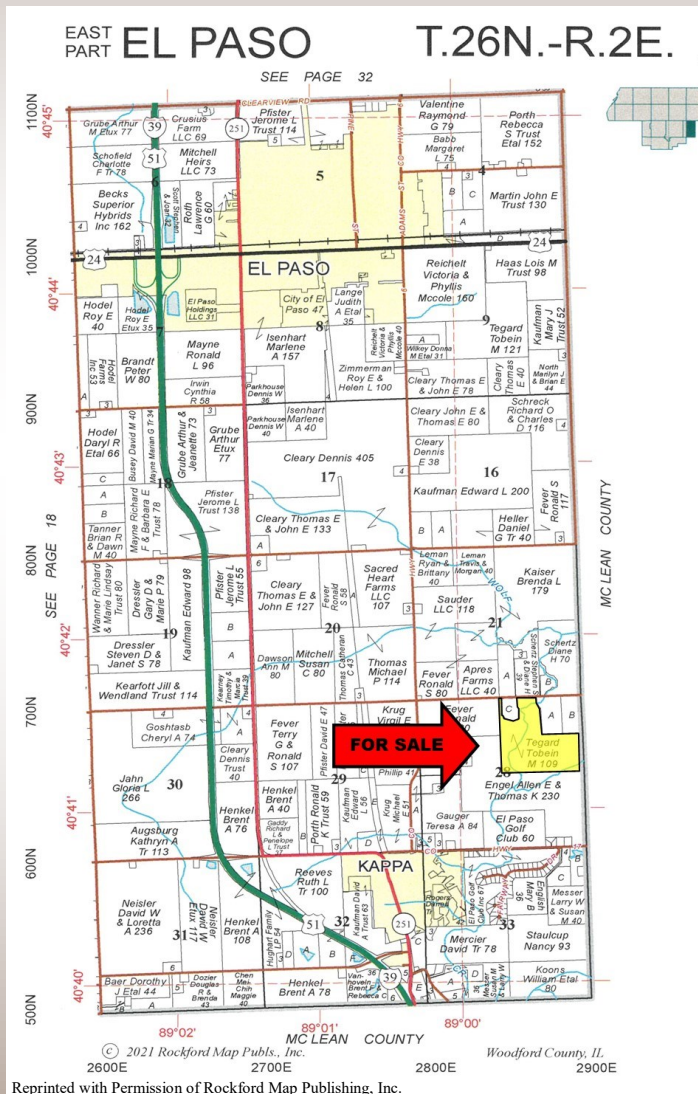
Woodford County
Virtual Live - Online
Farmland Auction

Tobain Tegard Estate Farm

This mixed use farmland is located ~3 miles south of El Paso, IL or 12 miles north of Normal, IL.

109.45 +/- Acres
To be surveyed

Dec. 16th @
10:00 a.m.



- 82.25 FSA Cropland Acres of which 66.36 Acres currently row cropped.
- Open lease for 2023
- ~25 acres of timber & non-tillable along Wolf Creek
- ~ 1/4 mile north of El Paso Golf Club

For More Information Contact:

Michael Rhoda, Broker

(309) 665-0059

E-mail: mrhoda@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

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. **Benjamin H Roth, Attorney for the Estate**

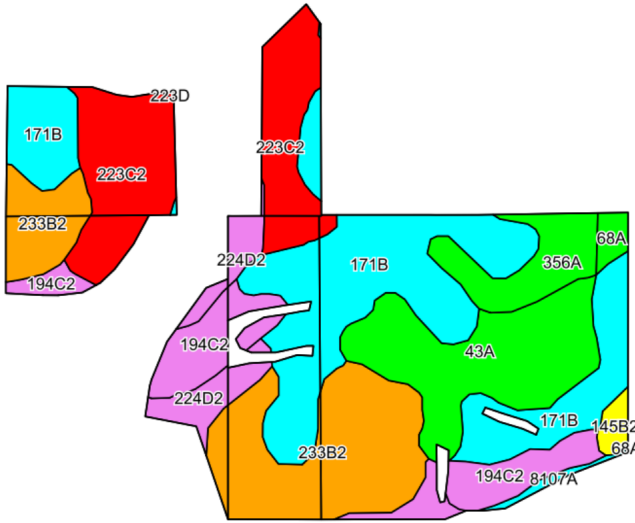


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Soil Map of Cropped Acres



Aerial & Soil Information from Agridata, Inc. All lines drawn are estimates

Primary Soil Types:

- Catlin silt loam 171B
- Birkbeck silt loam 233B2
- Varna silty clay loam 223C2
- Ipava silt loam 43A

Weighted Soil Pl:
123.7

109.45 +/- Acres

To be Surveyed

Aerial Photo



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Bid Online!



Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Value	2021 Tax Rate	2021 Taxes Paid in 2022
16-28-200-018	29.45	\$5,586	7.7976%	\$435.58
16-28-200-006	28.00	\$3,475	7.7976%	\$308.00
16-28-200-005	40.00	\$20,702	7.7976%	\$1,614.26
16-28-200-007	12.00	\$4,180	7.7976%	\$325.94
Totals:	109.45	\$33,943	7.7976%	\$2,683.78

General Terms:

Buyer will enter into a contract immediately following the December 16th auction, with 10% nonrefundable down payment required and balance due at closing on or before January 17, 2023. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Possession to be granted upon closing. The lease is open for 2023. No reimbursements will be due to the Seller. 2022 real estate taxes payable in 2023 to be paid by the Seller prior to closing. 2023 real estate taxes payable in 2024 and all future year's real estate 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 800-532-LAND

