



First Mid

AG SERVICES

McLean County
Virtual Live
Farmland
Auction

**98.11 +/- Acres
In Two Tracts**

The Lucy Hospelhorn Trust Farms

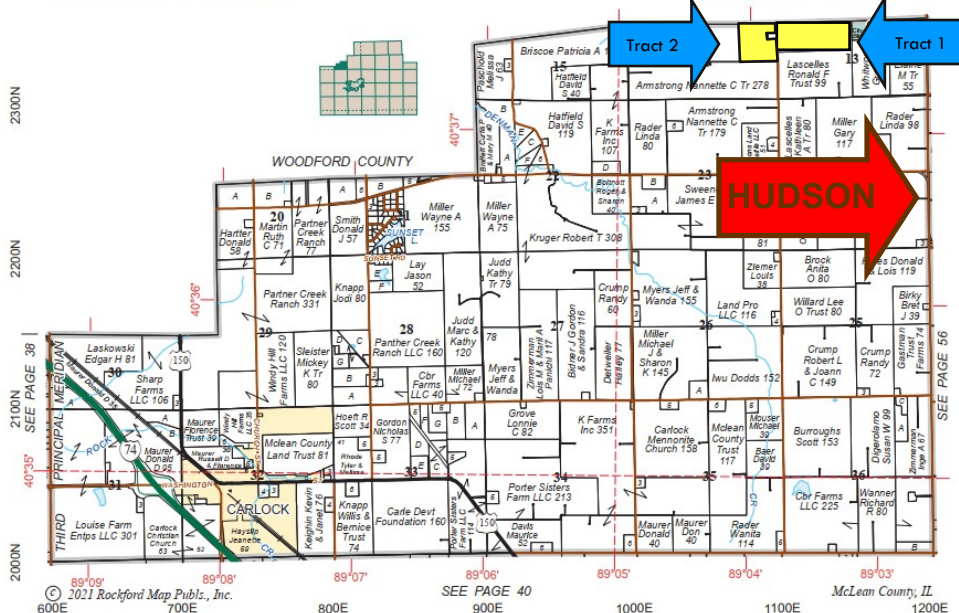
This farmland is located approximately 7 miles northwest of Normal, 4 miles northeast of Carlock, or 3 miles northwest of Hudson, Illinois.

**December 2
@ 11:00am**

WHITE OAK

Refer to page 83 for keyed parcels

T.25N.-R.1E.



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Online bidding available at firstmidag.bidwrangler.com
or through the mobile app

- Tract 1 is mixed use with tillable and pasture acres. Hunting possibilities as well with potential building sites for a home.
- Tract 2 is prime flat, black prairie soils with a 141.0 Soil Pl.

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, Craig Thompson, 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. 2 Tracts, each based on real estate tax acres of 60.0 on Tract #1 and 38.11 on Tract #2, will be offered individually. Live virtual auction planned. Bidding is conducted "by the acre" = Bid price x Acres offered. Call for complete brochure. 800-532-LAND!

For More Information Contact:

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David Klein, ALC
Des. Managing Broker, Auctioneer
(800) 532-5263 or
Auctioneer Lic. #441.001928
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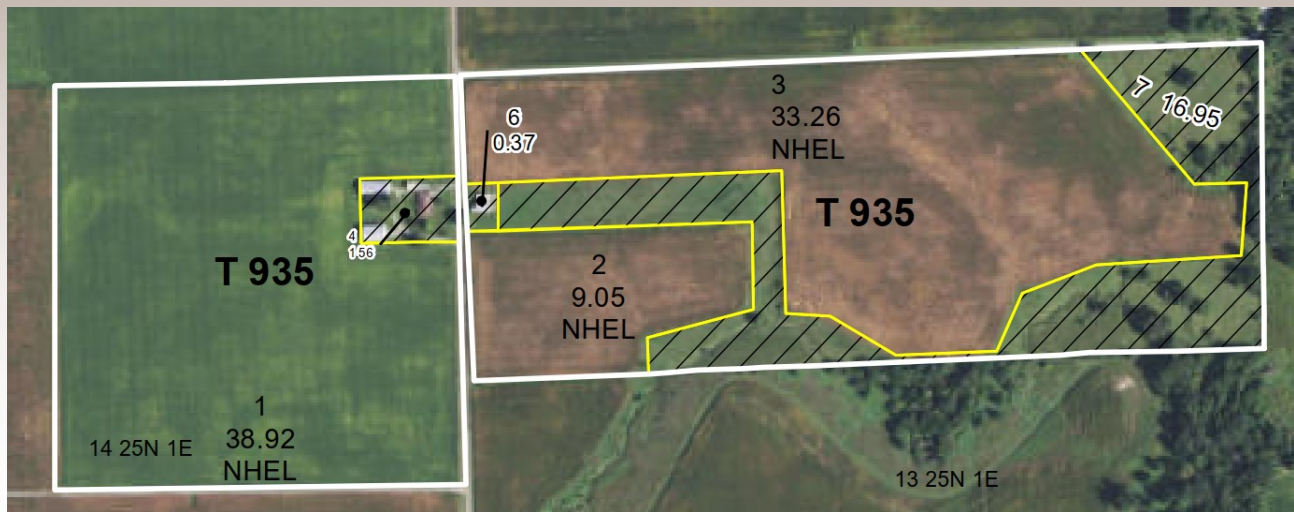
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FSA Aerial Photo

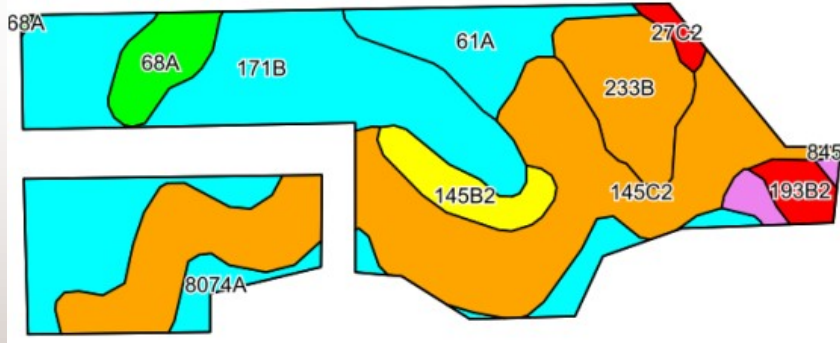
TRACT #2

TRACT #1

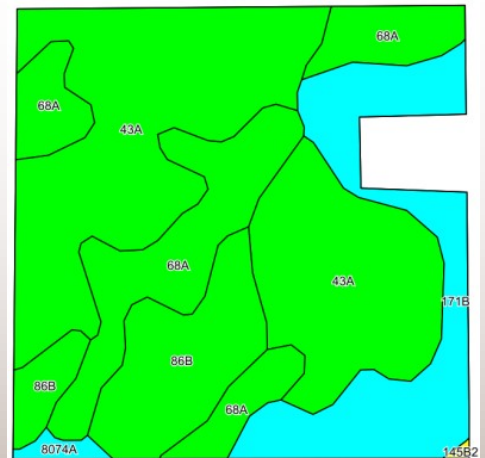


Soil Maps

TRACT #1— Soil PI 128.6



TRACT #2— Soil PI 141.0



Soils data provided by AgriData, Inc. Lines drawn are estimates.
Farms will be sold based upon real estate tax acres.

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 January 13, 2023. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller has terminated the 2022 lease and it is open for the new owner for 2023. 2022 real estate taxes payable in 2023 shall be paid by the Seller by credit at closing. 2023 real estate taxes payable in 2024, and all future year's real estate taxes, to be paid by the Buyer with no adjustments after closing. Bidding is not conditional upon financing. All property being sold "as-is, where-is". Contact Craig Thompson, Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller. See full brochure for details at www.firstmidag.com 800-532-LAND @Firstmidag on Twitter, follow us on Facebook, Instagram, Linked-In or Youtube!

