



# First Mid

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## AG SERVICES

Presents the:

**Patricia Wieland**  
**120 +/- Acres**  
CHESTER TOWNSHIP  
LOGAN COUNTY, ILLINOIS



6 Heartland Dr. Suite A, P.O. Box 1607  
Bloomington, IL 61702-1607  
[www.firstmidag.com](http://www.firstmidag.com)

Craig Thompson, Broker  
David Klein, Designated Managing Broker

(309) 665-0048  
(309) 665-0961

## GENERAL INFORMATION

- SELLER:** Patricia Wieland
- METHOD OF SALE:** Private Treaty Listing
- DESCRIPTION:** The North Half of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 28 Township 19 North Range 2 West of the Third Principal Meridian, Logan County, Illinois.
- LOCATION:** 5 miles southeast of Lincoln, Illinois  
20 miles northwest of Decatur, Illinois  
22 miles northeast of Springfield, Illinois
- IMPROVEMENTS:** None
- LISTING PRICE:** 120 acres at \$16,900 per acre or \$2,028,000.00
- FEATURES:**
- Existing lucrative CRP contract
  - Immediately organic eligible
  - 142 Soil Productivity Index
  - Drainage tile updated within last 15 years
  - Pheasant and other wildlife safe haven
  - Close access to excellent grain terminals



**INQUIRIES REGARDING THE FARM MAY BE MADE TO:**

**Craig Thompson, Broker at 309-275-6741, [crthompson@firstmid.com](mailto:crthompson@firstmid.com)**

**David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117**

**[dklein@firstmid.com](mailto:dklein@firstmid.com)**

**[firstmidag.com](http://firstmidag.com)**



## **TERMS AND CONDITIONS**

- CONTRACT:** Buyer will enter into a Seller provided contract with a 10% down payment, and the balance within 30 days, unless otherwise agreed to by the Seller. All property will be sold “as is.”
- TITLE:** A title insurance policy in the amount of the sale price, subject to standard and usual exceptions to be furnished to the Buyer.
- LEASE & POSSESSION:** Seller will grant full possession at closing, subject to a current Conservation Reserve Program (CRP) contract. The CRP contract pays \$35,091 annually and expires on September 30, 2032.
- CRP CONTRACT:** Buyer will assume rights and responsibilities under the CRP Contract. Buyer will be responsible for any expenses related to terminating the contract if they wish to do so.
- MINERALS:** All mineral rights owned by the Seller will be conveyed at closing.
- REAL ESTATE TAXES:** Any 2022 real estate taxes payable in 2023 shall be paid via a credit at closing based upon the most recent real estate tax information available by the Seller. The 2023 and future real estate taxes to be paid by the Buyer.
- DISCLAIMER:** 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 “as is”. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all Buyers make an independent inspection of the property.
- AGENCY:** Craig Thompson is a designated agent with First Mid Wealth Management Company and represents the Seller in this transaction.

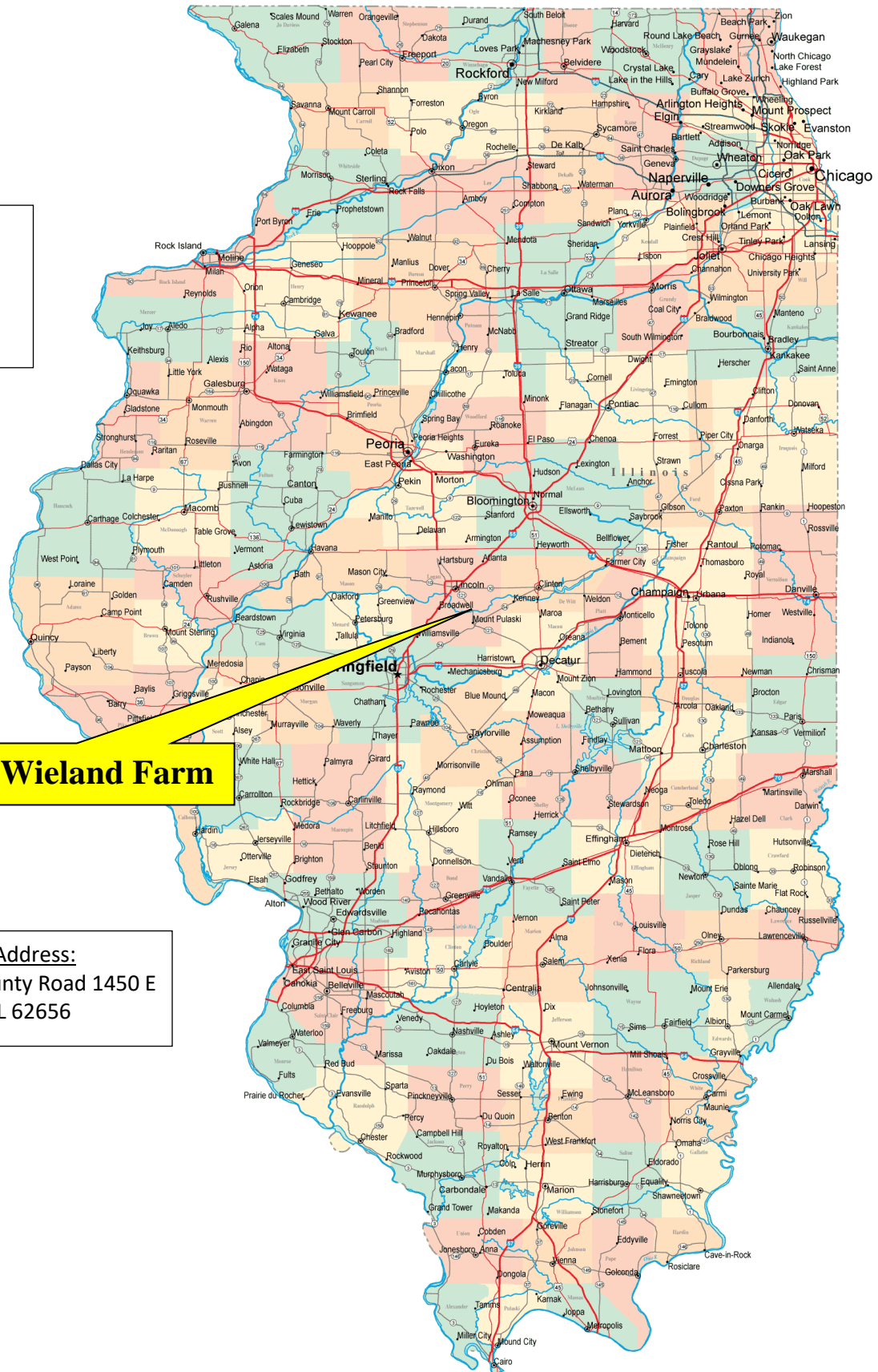


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# STATE MAP

Latitude:  
40.07592  
Longitude:  
-89.324771



**Patricia Wieland Farm**

**Physical Address:**  
1095 County Road 1450 E  
Lincoln, IL 62656



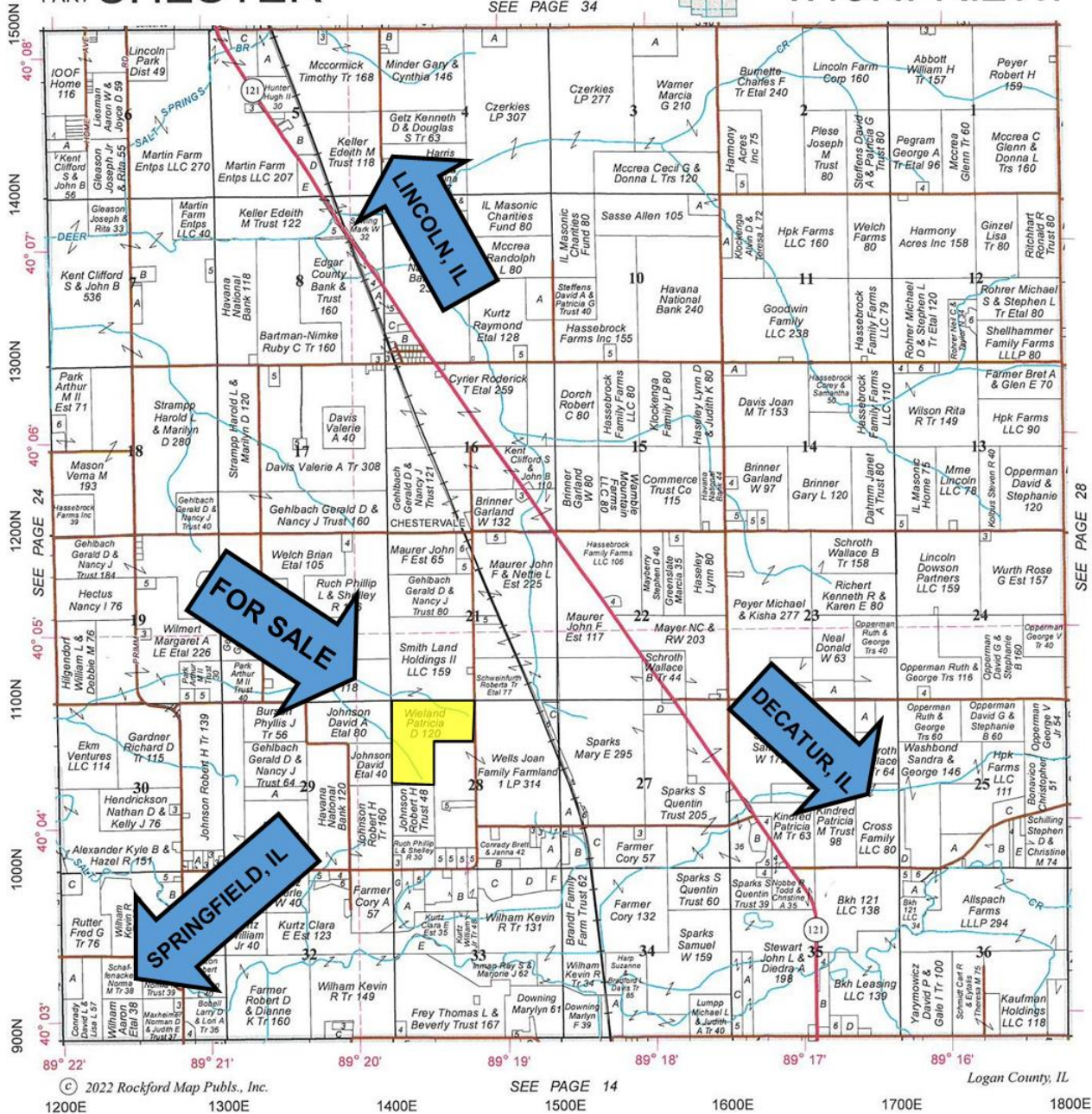
# PLAT MAP

Refer to page 54 for keyed parcels

## EAST PART CHESTER

SEE PAGE 34

## T.19N.-R.2W.



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# AERIAL PHOTO



Source: Logan County USDA Office

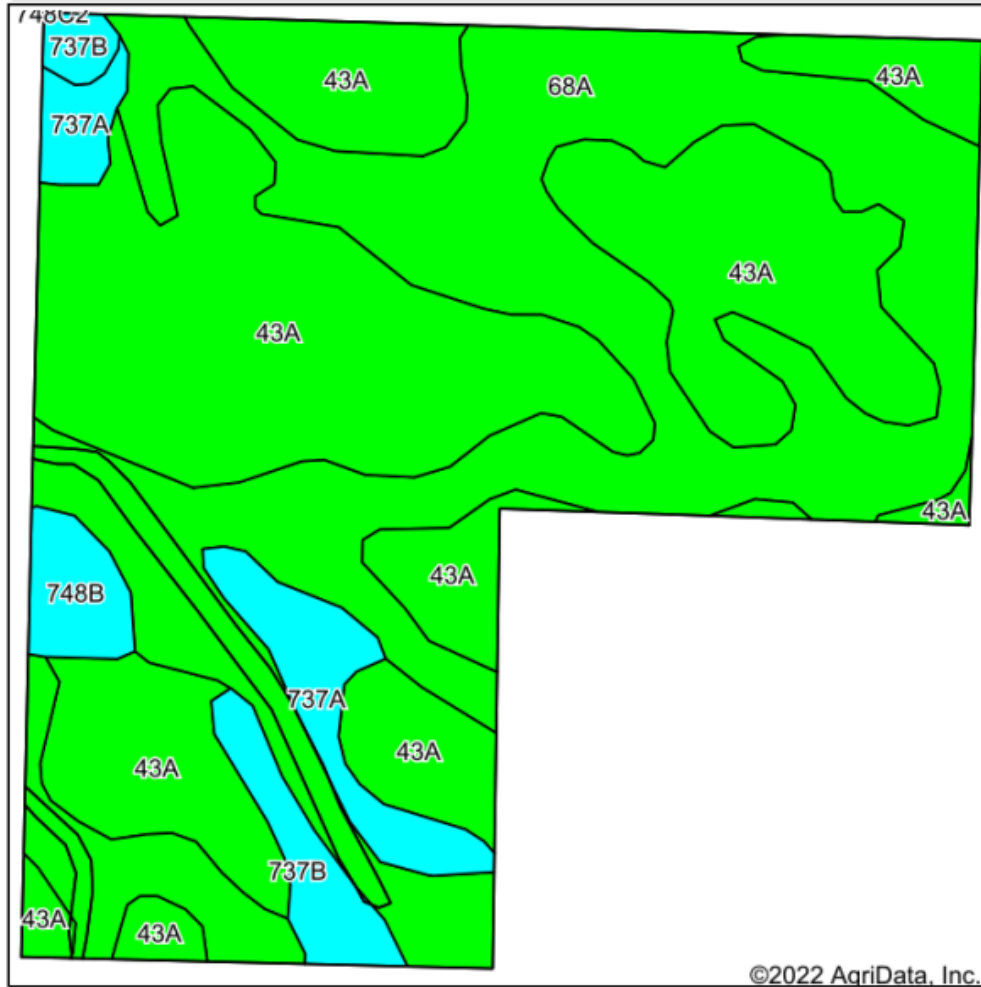
## FSA INFORMATION

FSA / TRACT#	4187 / 2821
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Wetland determination not complete
FSA FARMLAND ACRES	119.90
DCP CROPLAND ACRES	116.97
CORN BASE ACRES	58.90
SOYBEAN BASE ACRES	58.07
CRP Contract	116.97 acres paid annually at \$300 per acre under practice CP23A expires September 30, 2032. The contract can be terminated. Call for more details.

Source: Logan, Illinois USDA FSA Office



## SOIL MAP



Source: AgriData, Inc.

Soil Name	Soil #	Acres	Corn Bu/A	Soybeans Bu/A	Soil Productivity 811	Approx.% Soil
Ipava silt loam, 0-2% slopes	43A	58.80	191	62	142	48.9%
Sable silty clay loam, 0-2% slopes	68A	49.85	192	63	143	41.5%
Tama silt loam, very deep to sand, 0-2% slopes	737A	5.66	188	60	139	4.7%
Tama silt loam, very deep to sand, 2-5% slopes	737B**	3.65	186**	59**	138**	3.0%
Plano silt loam, sandy substratum, 2-5% slopes	748B**	2.30	184**	56**	134**	1.9%
<b>Estimated Weighted Soil Productivity using Bulletin 811:</b>					<b>142</b>	<b>100%</b>

*The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. The highest possible SOIL P.I. is now 147. For those that prefer to use the weighted corn yield PI, AgriData estimates 180.2 weighted average and 57.1 on soybean yield PI for this entire farm.*

**\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.**

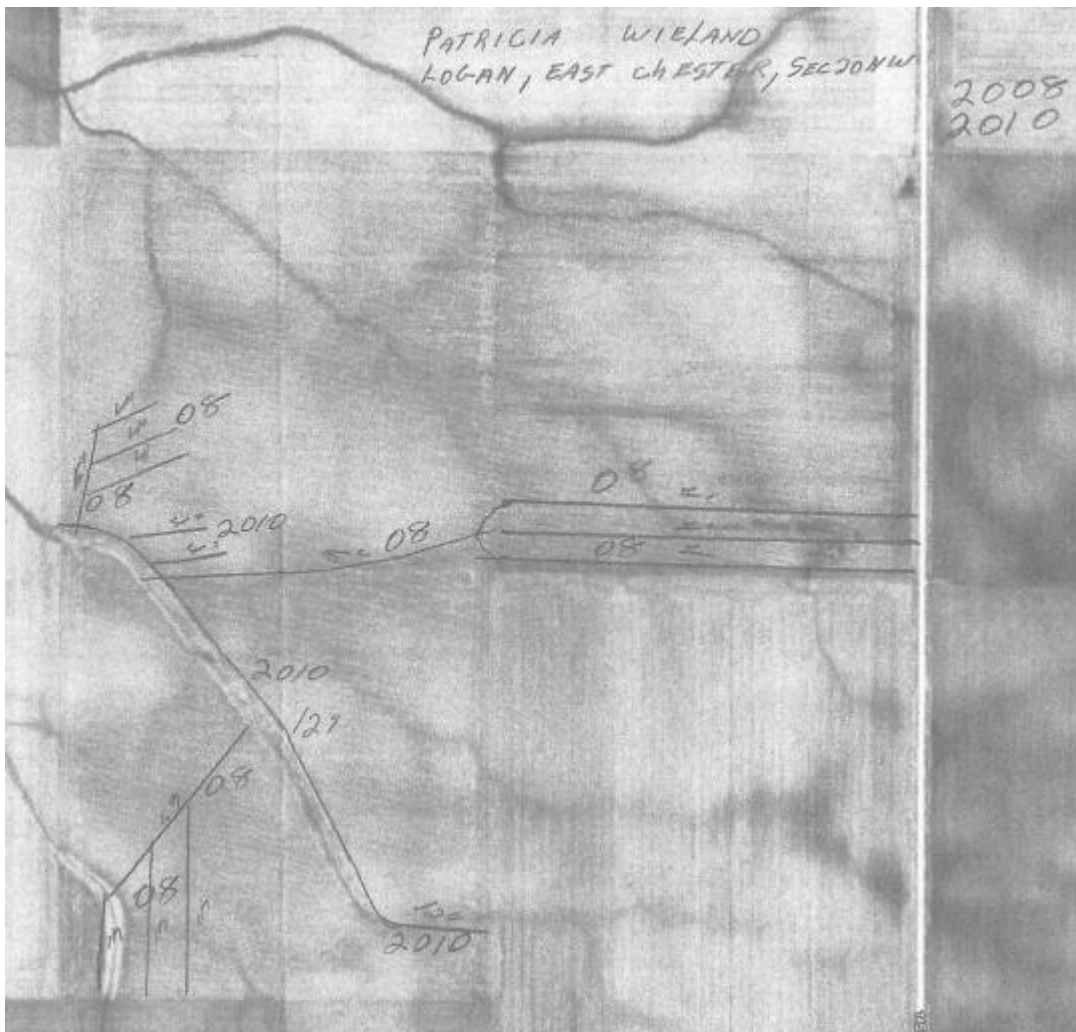
## ADDITIONAL INFORMATION

### REAL ESTATE TAXES:

Tax Parcel #	Tax Acres	2021 Assessed Value	2021 Tax Rate	2021 Taxes Paid in 2022
07-28-003-00	120.0	\$82,500	7.69639%	\$6,349.52

### TILE MAP

#### 2008 & 2010 Installations



Invoices for 2008 and 2010 installations by Larry Humphries available upon request.