



First Mid

AG SERVICES

Jasper County
Farmland Auction
In Person & Online

120.0 +/- Acres

The Gerhard W. Schottman Trust Farm

This farm offers 120.0 +/- acres in two tracts, located 2.25 miles southeast of Montrose in Jasper County. Both tracts will be surveyed and will be sold on surveyed acres.

March 9th @

1:00 PM CST

@ T-Town

American Legion

NO BUYER'S PREMIUM

WEST TRACT 1:

- 40.0 +/- acres
- 96% tillable with a 111.7 weighted soil PI
- Lat: 39.144468
- Long: -88.345798

EAST TRACT 2:

- 80.0 +/- acres
- 96% tillable with a 110.4 weighted soil PI
- Lat: 39.143781
- Long: -88.342175

For More Information Contact:

Eric Schumacher, Broker

217-258-0457

eschumacher@firstmid.com

David Klein, Managing Broker

1-800-532-5263

dklein@firstmid.com

Justin Wheeler, Auctioneer

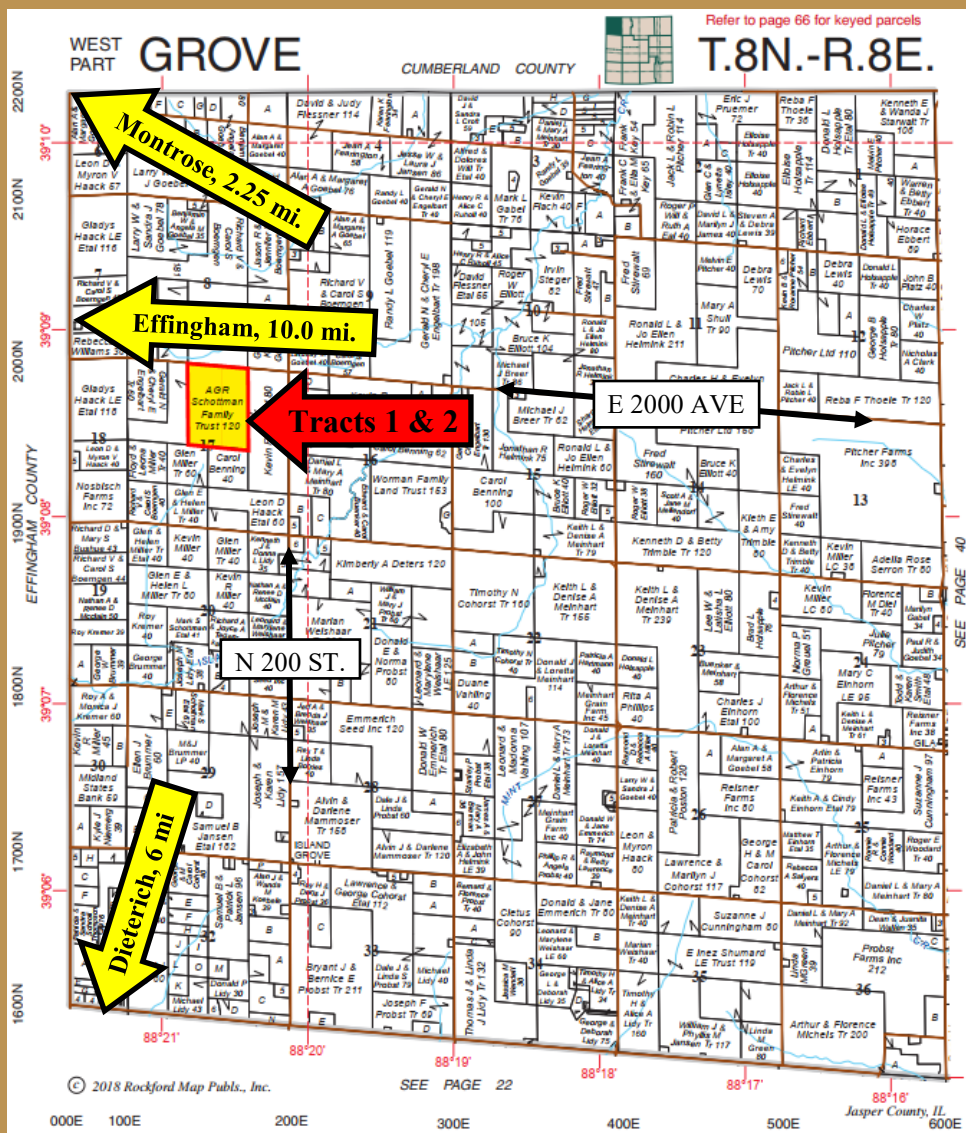
217-421-9615

Auctioneer Lic. #441.002548

First Mid Ag Services

1317 Charleston Ave

Mattoon, IL 61938



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Auction Location: Teutopolis American Legion 106 N. Plum St, Teutopolis, IL 62467



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GW Schottman Farm
120.0 +/- Acres
Jasper County, IL
In Person & Online

In person auction at 1 p.m. at Teutopolis American Legion, 106 N. Plum St., Teutopolis, IL 62467.
Online bidding available at firstmidag.bidwrangler.com or through the mobile app.

Aerial Photo



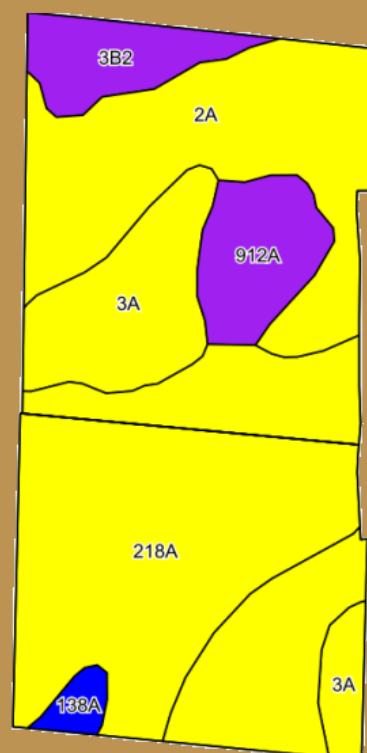
Cropland Soils

TRACT #1



111.7 Soil PI

TRACT #2



110.4 Soil PI

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

Real Estate Taxes

Tract	Parcel ID	Acres	2021 Assessed Farmland Value	Tax Rate	2021 Taxes Paid in 2022
Tract 1	35-01-17-100-003	40.0	10,680	7.54016	\$805.30
Tract 2	35-01-17-200-001	80.0	21,910	7.54016	\$1,652.06

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 Apr. 14, 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 landowner's share of the 2022 crops, and government payment proceeds under the current lease(s). 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. Contact Eric Schumacher, Broker, or Justin Wheeler, Auctioneer, for more information or to request a complete brochure. Online Bidding options will be available a few days prior to the auction date. Check our website for details. www.firstmidag.com or use the First Mid Ag Services App on your mobile device! First Mid Ag Services' designated agents represent only the Seller. Phone: 217-258-0457. 1317 Charleston Ave, Mattoon, IL 61938.