



First Mid

AG SERVICES

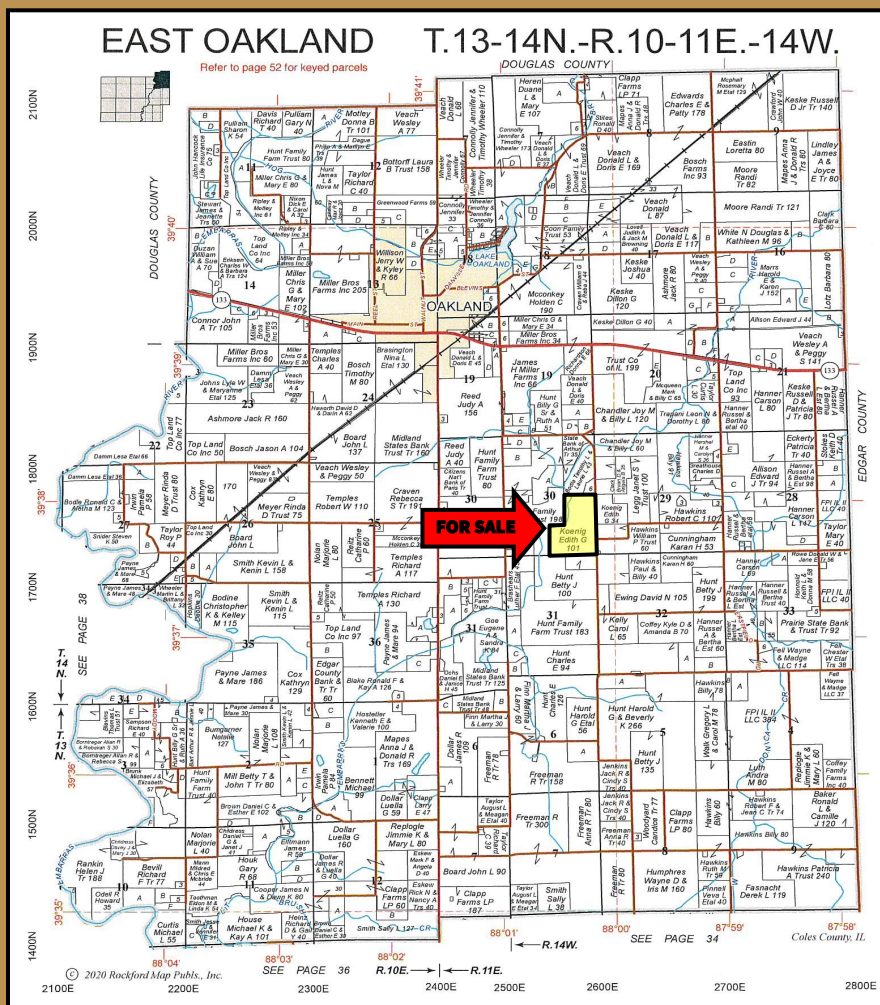
The Koenig Farm

This farm offers hunting and recreational opportunities with a mix of timber and 45.15 cropland acres located 2 miles southeast of Oakland, IL.

**Coles County
Timed Online-Only
Farmland Auction**

**101.19 +/- Acres
(To Be Surveyed)**

**Timed Auction
Soft Close
March 29th
1:00 PM CST**



- Open base for 2023
- Hunting & Recreational opportunities
- 45.15 Cropland Acres

For More Information Contact:

Brock Norris, Broker

(217) 454-5393

E-mail: bnorris@firstmid.com

Bailey Reynolds, Broker

(217) 853-1263

E-mail: breynolds@firstmid.com

Justin Wheeler, Auctioneer

(217) 421-9615 & Mng. Broker

E-mail: jwheeler@firstmid.com

Auctioneer Lic. #441.002548

David Klein, Des. Mng. Broker

(800) 532-5263

First Mid Ag Services

455 North Main Street

Decatur, IL 62523

Property Location:

Latitude: 39.630257 Longitude: -88.005659

Reprinted with Permission
Rockford Map Publishing, Inc.

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, David Klein, Designated Mng. Broker, and Justin Wheeler, Managing Broker, Auctioneer, Brock Norris, Broker, and Bailey Reynolds, Broker, are the designated agents and represent 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. Call for brochure.



First Mid

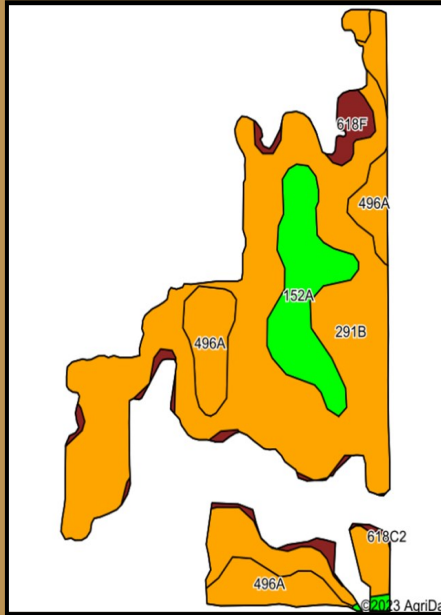
AG SERVICES

Coles County, IL
Farmland Auction
101.19 +/- Acres (To Be Sur-
veyed)
Timed Online-Only

Aerial Photo



Cropland Soils



Bid anytime between March 15th to
March 29th at 1:00 pm at [https://
firstmidag.bidwrangler.com/ui](https://firstmidag.bidwrangler.com/ui) or the
First Mid Ag Services mobile app!

Download the First
Mid Ag App for online
bidding!



From the northeast corner
looking southwest

FSA & Soils data provided by the Coles County USDA Office and AgriData, Inc. Lines

Soils Legend:

**291B-Xenia silt loam, 2 to 5 percent slopes
496A-Fincastle silt loam, 0 to 2 percent slopes
152ADrummer silty clay loam, 0 to 2 percent slopes
**618F-Senachwine silt loam, 18 to 35 percent
slopes

Weighted Soil PI: 118.9

Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Farm Land Value	2021 Tax Rate	2021 Real Est. Taxes Paid in 2022
03-0-01482-000	101.19	\$29,652	8.341270	\$2,473.36

There is one old barn located in the timber on the property.

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 May 2, 2023. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. 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 Justin Wheeler, Managing Broker & Auctioneer, Brock Norris, Broker, or Bailey Reynolds, Broker, for more information or to request a complete brochure. Check our website for details. [Firstmidag.com](https://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. www.firstmidag.com

