



AG SERVICES

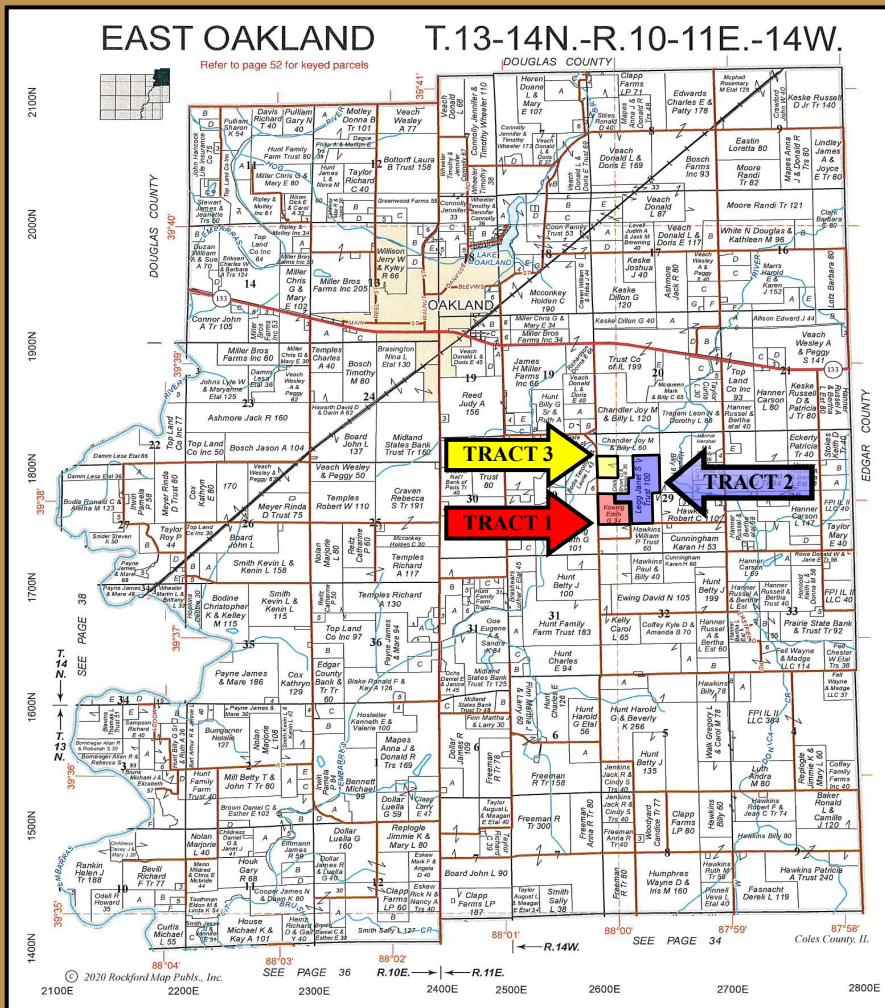
The Legg & Koenig Trust Farms

These farms are located two miles southeast of Oakland, Illinois. All three tracts are mostly tillable and will be offered Choice & Privilege.

Coles County Farmland Auction

**134 +/- Acres (To Be
Surveyed)
Offered in 3 Tracts**

**Virtual Live
Online Auction
Wednesday, March 29th
10:00 AM CST**



- All tracts open lease for 2023.
- 3 tracts offered Choice & Privilege.

For More Information Contact:

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David Klein, Des. Mng. Broker

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First Mid Ag Services

455 North Main Street

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Property Locations:

Tract 1 Latitude: 39.632247 Longitude: -88.000440

Tract 2 Latitude: 39.634350 Longitude: -87.996280

Tract 3 Latitude: 39.637455 Longitude: -88.001486

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, 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

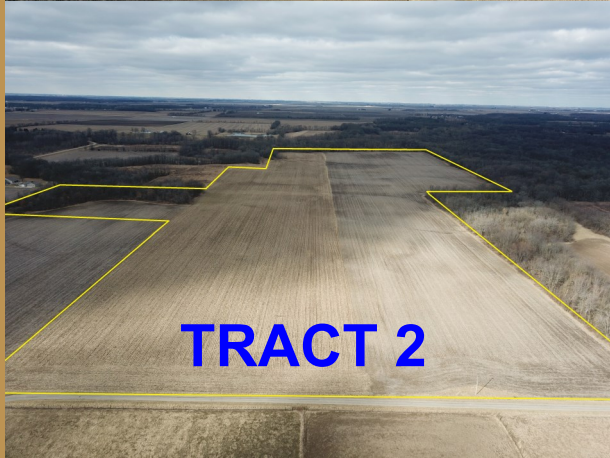
Coles County, IL
Farmland Auction
3 Tracts
Virtual Live Online!

134 +/- Acres (To Be Surveyed)



TRACT 1

- Major Soil Types—Fincastle silt loam, drummer silty clay loam ross silt loam, and lawson silt loam.
- Tract 1—34.48 cropland acres, 130.3 Soil PI
- Tract 2—73.74 cropland acres, 127.4 Soil PI
- Tract 3—17.09 cropland acres, 136.4 Soil PI
- All tracts located in Section 29, East Oakland TWP.



TRACT 2



TRACT 3

All tracts
open
lease for
2023!

Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> or by downloading the First Mid Ag App from March 15th 10:00 AM CST through March 29th, 2023. At 10:00 AM CST, a virtual live auction will be conducted. Call for details!

Download the First Mid Ag
App for online bidding!



Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Farmland Value	2021 Tax Rate	2021 Taxes Paid in 2022
03-0-01453-000	34	\$17,503	8.3401270	\$1,459.98
*03-0-01449-000	100	\$41,024	8.341270	\$3,421.92

*Real estate taxes include Tract 2 & 3

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 2nd, 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 Buyer's responsibility. Bidders must register to participate in the auction. Contact Brock Norris, Broker, Bailey Reynolds, Broker, Justin Wheeler, Auctioneer, or David Klein, Designated Mng. 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

