



First Mid

AG SERVICES

The Leslie Wassom Trust Farm

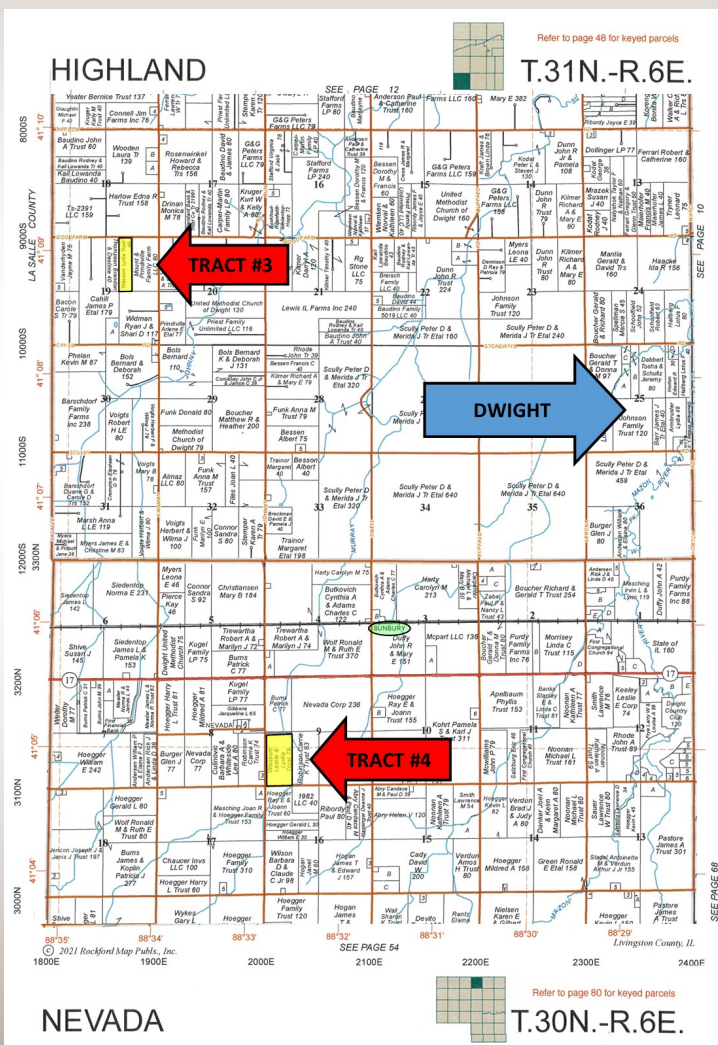
This farmland is located approximately 18 miles southwest of Morris between Ransom and Dwight. Bidders can choose between two tracts or entirety using the Choice & Privilege Method.

Grundy & Livingston County Virtual Live Farmland Auction

Tract #3: 40.0 +/- Acres

Tract #4: 78.8 +/- Acres

**July 11th @
1:00 PM**



- Excellent soil fertility
- Close proximity to the rail terminal at Ransom and elevator at Sunbury

For More Information Contact:

Mark Smith, Broker

(309) 665-0053

E-mail: MRSmith@firstmid.com

David Klein, ALC

Des. Managing Broker, Auctioneer

(800) 532-5263 or

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A

Bloomington, IL 61704

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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, Mark Smith, 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 40.00 on Tract #3 and 78.80 on Tract #4, will be offered using a "choice & privilege" method. Live auction planned at Evergreen FS 402 N Hershey Rd, Bloomington, IL 61704. Bidding is conducted "by the acre" = Bid price x Acres offered. Printed May 24, 2023. Call for complete brochure. 800-532-LAND!



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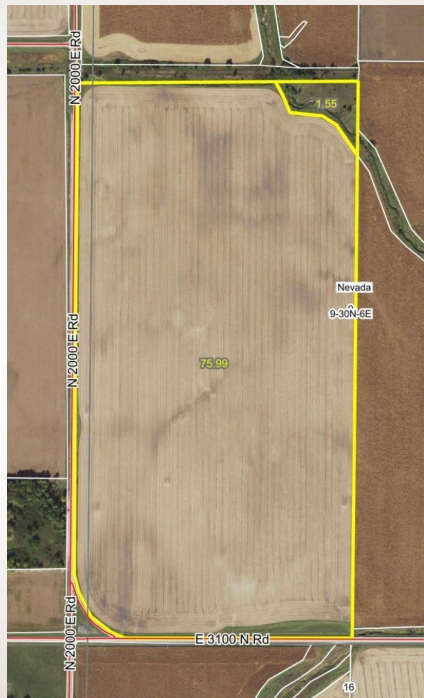
Aerial Photos

Tract #3: 40 acres +/-



See complete brochure for
real estate tax and
production information on
this July 11, 2023 1PM
Farmland Auction!

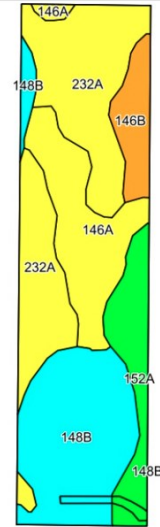
Tract #4: 78.8 acres +/-



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.
Farms will be sold based upon real estate tax acres. A 345KV Electrical tower is located on Tract #3

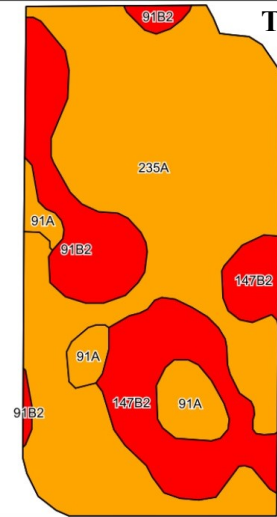
Soil Maps

TRACT #3 Soil PI 130.3



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TRACT #4 Soil PI 115.7



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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 August 25, 2023. A title policy in the amount of the purchase price will be furnished to the Buyer, subject to standard and usual exceptions. Seller to retain the first installment of 2023 rent. **Leases will be assigned** to Buyers. Buyers to receive the second installment of 2023 rent due November 1, 2023 and any bonus rent due from the variable clause in the lease. Call for lease terms by Tract. The tenant has agreed to give possession at the conclusion of 2023 harvest. Buyer may possess after closing, subject to completion of harvest. Leases end 2/28/2024. 2022 real estate taxes payable in 2023 to be paid by the Seller prior to closing. 50% of the estimated 2023 real estate taxes payable in 2024 to be paid by the Seller via credit at closing with no adjustment after closing. Buyer will then pay the 2023 real estate taxes when they become available in 2024 and all future year's real estate taxes. Bidding is not conditional upon financing. No wind lease on this property. All property being sold "as-is, where-is". Contact Mark Smith, 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!

