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Printed May 23, 2023. Call for complete brochure. 800-532-LAND!

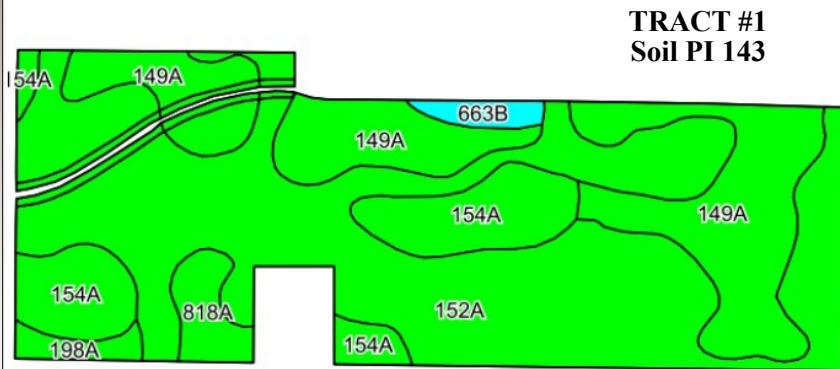


# First Mid

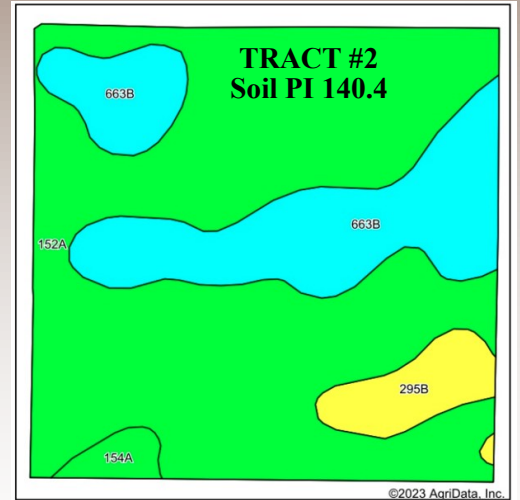
## AG SERVICES

LaSalle County  
Farmland Auction  
Virtual Live Online!

### Soil Maps



See complete brochure for  
real estate tax and  
production information on  
this July 11, 2023 Auction  
at 10AM.



### Aerial Photos



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.  
Farms will be sold based upon real estate tax acres.

### 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 sale 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. Tenant will retain 2023 CRP payment on Tract #1. Buyer to receive future payments. 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](http://www.firstmidag.com) 800-532-LAND @Firstmidag on Twitter, follow us on Facebook, Instagram, Linked-In or Youtube!

