



First Mid

AG SERVICES

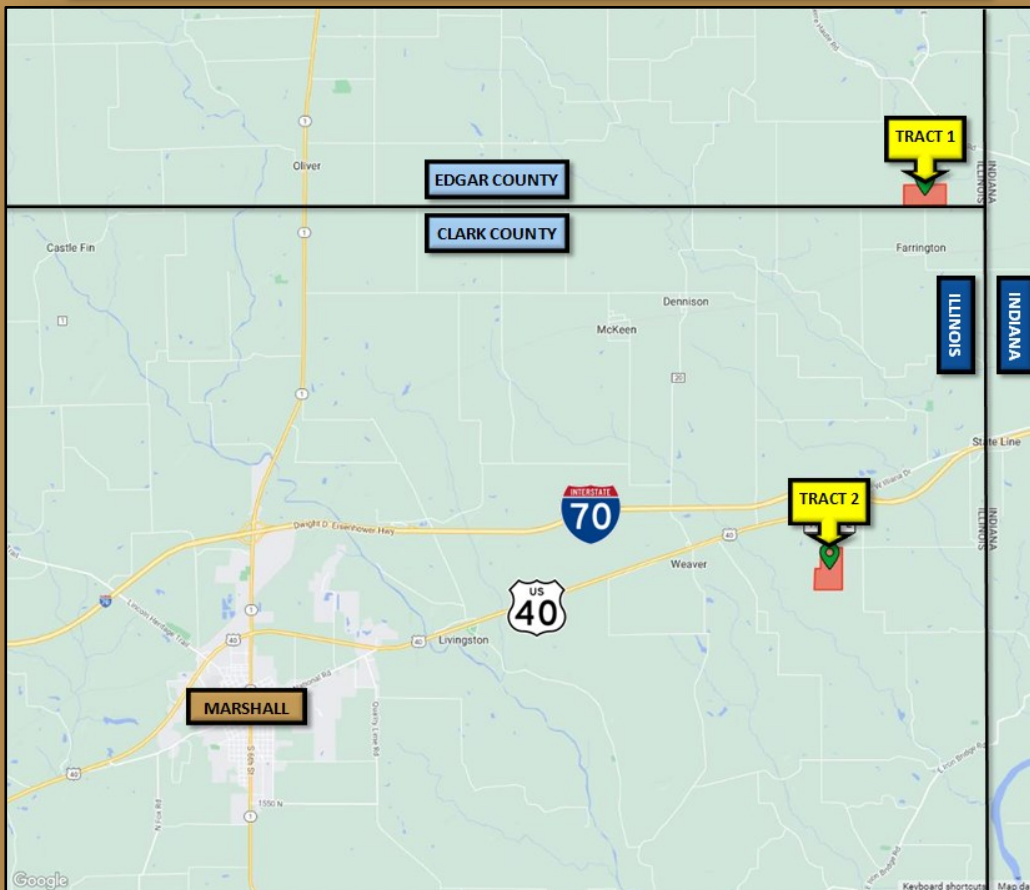
Clark & Edgar County
Farmland Auction
In Person & Online

175.00 +/- Acres

The Strohm Trust Farm

These farms consist of productive soils offered in two tracts. Both tracts are located northeast of Marshall, IL in Clark and Edgar counties—near the Illinois/Indiana state line.

Clark & Edgar Counties



**Fri., September 1
10 AM CST**

Rayne Meadow
Event Center
Marshall, IL

- **2 Tract Offerings**
 - Tract 1: 80.00 Acres
 - Tract 2: 95.00 Acres
- **Each tract offered separately**
- **Productive Soils**
- **Located northeast of Marshall, IL**
- **Open tenancy for 2024**

Coordinates

Tract 1: 39.479141, -87.545195
Tract 2: 39.415581, -87.566737

Tract	Tax Acres	Tillable Acres	Wtd. Avg. PI
1	80.00	61.12	106.4
2	95.00	88.69	114.7

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" 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, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Cory Kauffman, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, 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 complete brochure.

Auction Location: Rayne Meadow Event Center, 15971 N. Arford Lane, Marshall, IL 62441

For More Information Contact:

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Strohm Trust
Farm Auction
175.00 +/- Acres
Clark Co. & Edgar Co.
Illinois

In person auction at 10 a.m. CST at Rayne Meadow Event Center, 15971 N Arford Lane Marshall, IL 62441. Online bidding available at firstmidag.bidwrangler.com or through the mobile app.



General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing, which shall occur on or before 45 days from the effective date of the contract. 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 2023 crops, rents, and government payment proceeds under the current lease(s). 2023 real estate taxes payable in 2024 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2024 and all subsequent years' taxes to be paid by the Buyer. Contact Cory Kauffman, 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: 217-258-0498. 1317 Charleston Ave, Mattoon, IL 61938.