



First Mid

AG SERVICES

McLean County
In-Person & Online
Farmland Auction

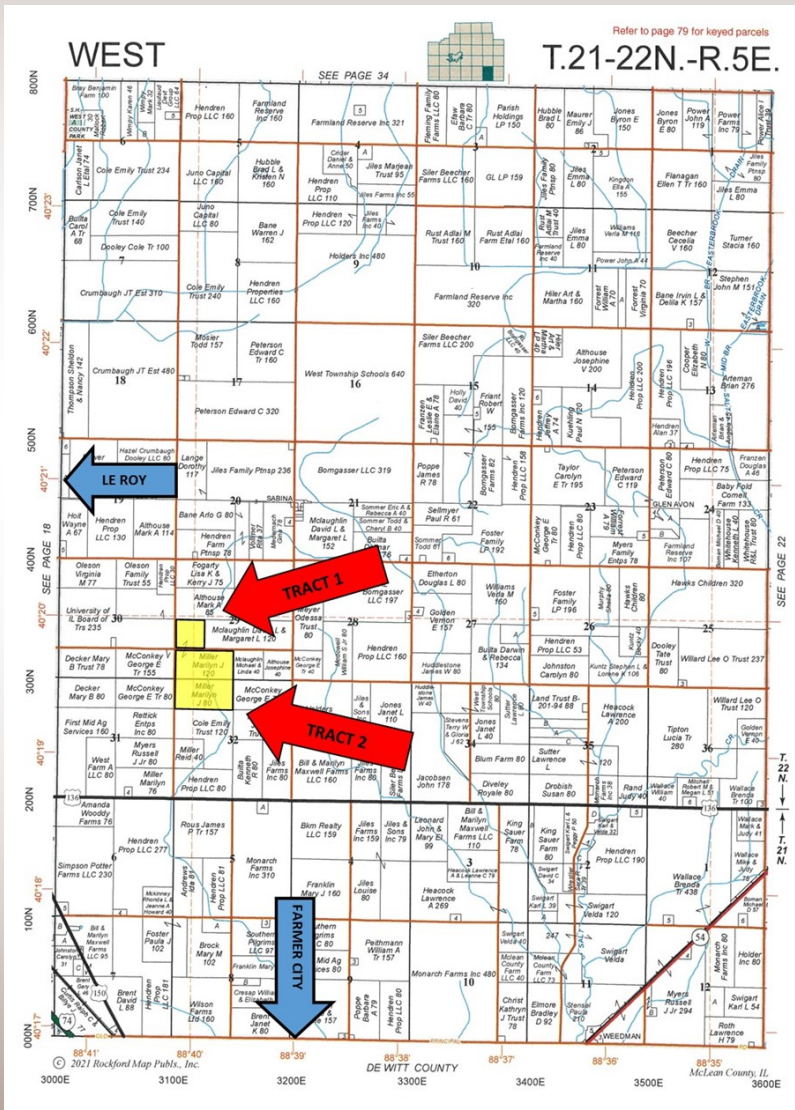
Don & Marilyn Miller Family Farm

Patricia (Miller) Kale, Agent

200 +/- Acres

This farmland is located approximately 5 miles east of Le Roy, 18 miles southeast of Bloomington, or 7.5 miles north of Farmer City, Illinois.

November 10th @
10:00am



- Class A Soils
- Wind energy agreement with Sapphire Sky Wind Energy LLC

For More Information Contact:

Dan Patten, Broker

(309) 530-1575

E-mail: dpatten@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

William A. Peithmann,

Attorney for Seller

409 E Main St. PO Box 80

Mahomet, IL 61853

bpeithmann@peithmann-law.com

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Live auction planned at **Woodlawn County Club, 902 East Richardson Street, Farmer City, IL.**

Bidding is conducted "by the acre" = Bid price x R.E. TAX Acres offered. Call for complete brochure. 800-532-LAND!

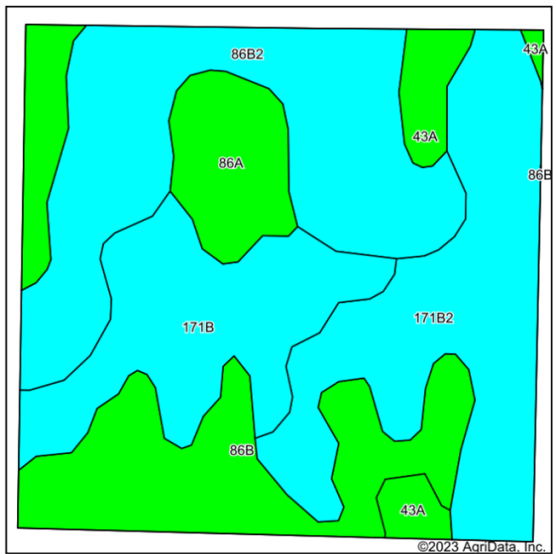


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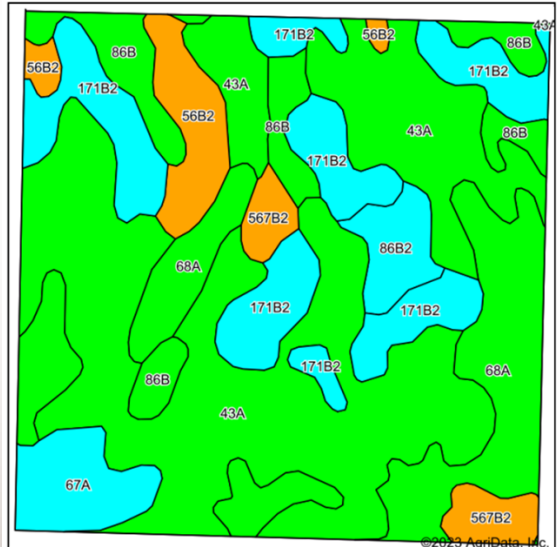
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Soil Maps



**TRACT #1 -
40 +/- acres
Soil PI 135.9**

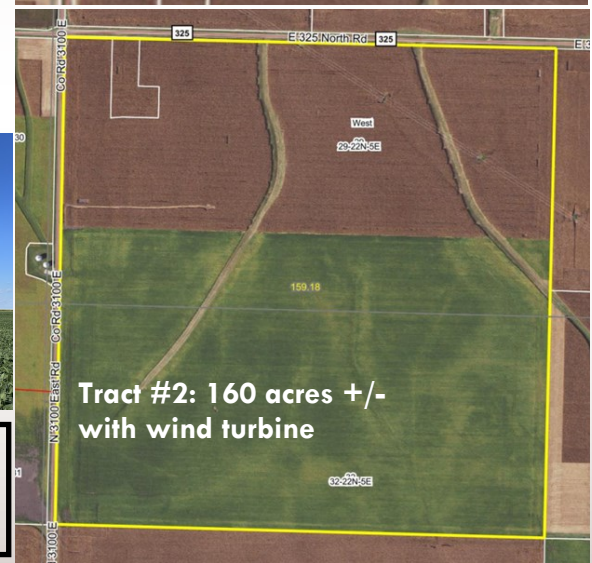
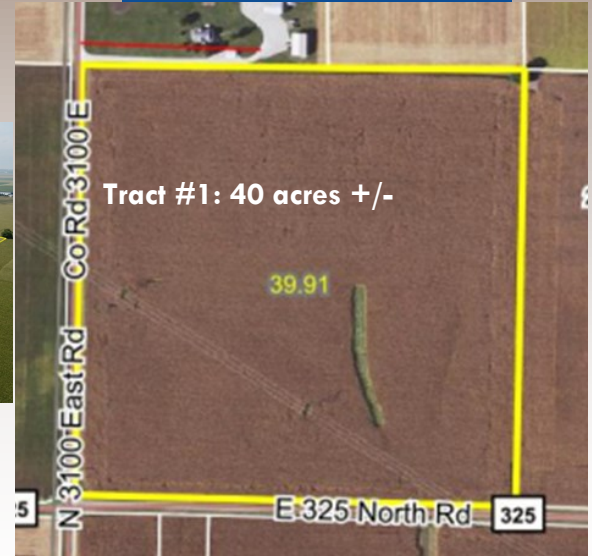


**TRACT #2 -
160 +/- acres
Soil PI 138.1**



See complete brochure for
real estate tax and
production information

Aerial Photos



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

Both tracts contain an electrical overhead transmission line.
Tract #2 contains a wind turbine.

General Terms:

Successful Buyer(s) will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer(s) at closing. Copies of the preliminary title commitment and contract are available from Broker or Seller's attorney. Every bid constitutes acceptance of the state of title as disclosed in the title commitment and of the terms of the contract without revision other than the Buyer's name, address, identified parcel, and auction price. Seller will convey merchantable title by good and sufficient Special Warranty Deed(s) at closing and upon full payment of purchase price. The ag land lease is terminated. Seller will retain the Landowner's share of 2023 rents. Ownership and legal possession shall pass to Buyer or Buyer's nominee at closing. Operating possession shall pass at closing or upon completion of harvest, whichever occurs last. 2023 real estate taxes payable in 2024, to be credited by the Seller at closing to the Buyer(s) based on the most recent information. 2024 and all future real estate taxes, to be paid by the Buyer(s). Bidding is not conditional upon financing. All property being sold "as-is, where-is". Contact Dan Patten, 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 & bid online at www.firstmidag.com 800-532-LAND @Firstmidag on Twitter, follow us on Facebook, Instagram, Linked-In or Youtube!

