



First Mid

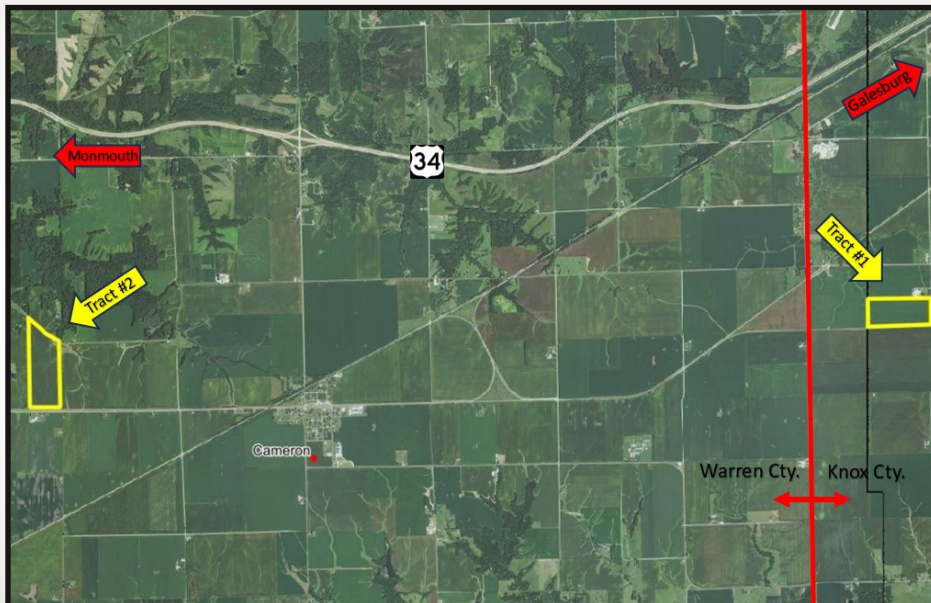
AG SERVICES

Knox & Warren County Farmland
Virtual-Live Auction
172.01 acres+/-

Swedlund Trusts Farms

Highly productive tillable soils offered in two tracts.
Farms are located between Galesburg, IL and
Monmouth, IL, south of U.S. Route 34.

Virtual-Live Auction
December 7th,
10AM CST



For More Information Contact:

Casey Watson, AFM, Broker
(309) 687- 6009
E-mail: cwatson@firstmid.com

First Mid Ag Services
4530 N University St
P.O. Box 10095
Peoria, IL 61612-0095

David Klein, AFM, ALC Designated Mng. Broker, Auctioneer
800-532-5263 or dklein@firstmid.com

Knox County
-Tract 1: 69.71 +/- Acres
-139.9 PI
Warren County
-Tract 2: 102.3 +/- Acres
-135.7 PI

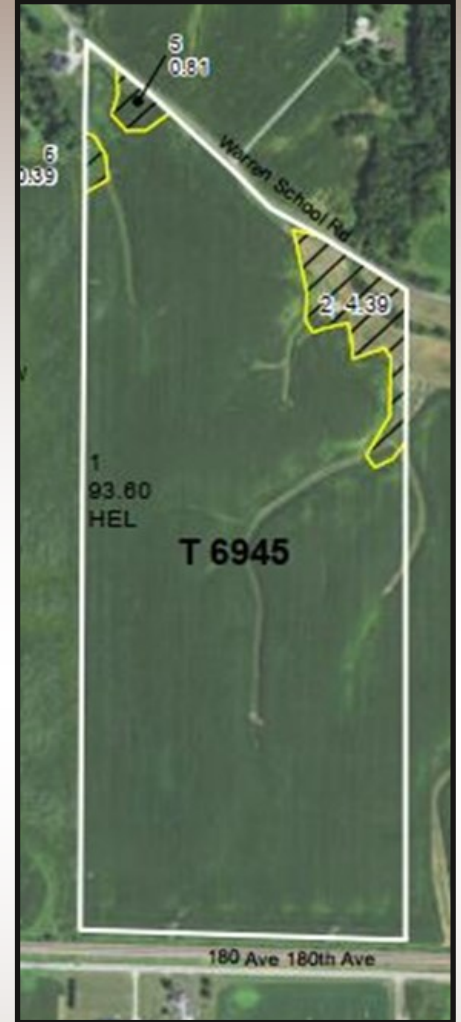
-Each tract offered separately
-Both farms feature Class A
tillable soils
-Open farm lease for 2024
-Tile Improvements to Tract 1

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. Casey Watson and David Klein - Real Estate Brokers, are the designated agents and represent the Sellers only in this transaction. First Mid, the Sellers and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyer(s) 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 Sellers or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

Tract #1



Tract #2



Real Estate Tax Information

Tract #1 Tax Parcel #	Tax Acres	2022 Assessed Farm Land Value	2022 Tax Rate	2022 Taxes Payable in 2023
09-31-200-008	69.71	48,350	7.577620%	\$3663.78
Tract #2 Tax Parcel #	Tax Acres	2022 Assessed Farm Land Value	2022 Tax Rate	2022 Taxes Payable in 2023
09-036-022-00	38.50	\$27,960	6.597240%	\$1,746.30
09-036-022-10	38.50	\$21,560	6.597240%	\$1,326.06
09-036-022-10	12.50	\$26,864	6.597240%	\$229.58
09-036-002-00	12.80	\$6,830	6.597240%	\$421.56

General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment with the balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer(s), subject to standard and usual exceptions. 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. Farm to be sold based on taxable acres. Seller to retain 2023 cash rent payments and the farm lease is open for 2024 cropping season. 2023 real estate taxes payable in 2024 shall be credited by the Seller to the Buyer, based upon most recent tax information available. All future year's real estate taxes, to be paid by the Buyer(s). Buyer to reimburse current tenant for some fall tillage on tract #1 only, details in brochure. All property being sold "as-is", "where-is". Contact Casey Watson, Broker, or David Klein, First Mid Ag Services, Auctioneer for more information or a brochure. First Mid Ag Services' designated agent represent only the Seller. See full brochure for details & bid online at www.firstmidag.com