



AG SERVICES

Coles County
Virtual-Live Online
Farmland Auction

152.27 +/- Acres

The R. Burnett & Mary Miller Trust Farm

This farm offers 152.27 +/- acres in two tracts, located 4.5 miles northwest of Mattoon in Coles County. Both tracts have been surveyed and will be sold on surveyed acres.

November 29th
@ 1:00 PM CST
firstmidag.com

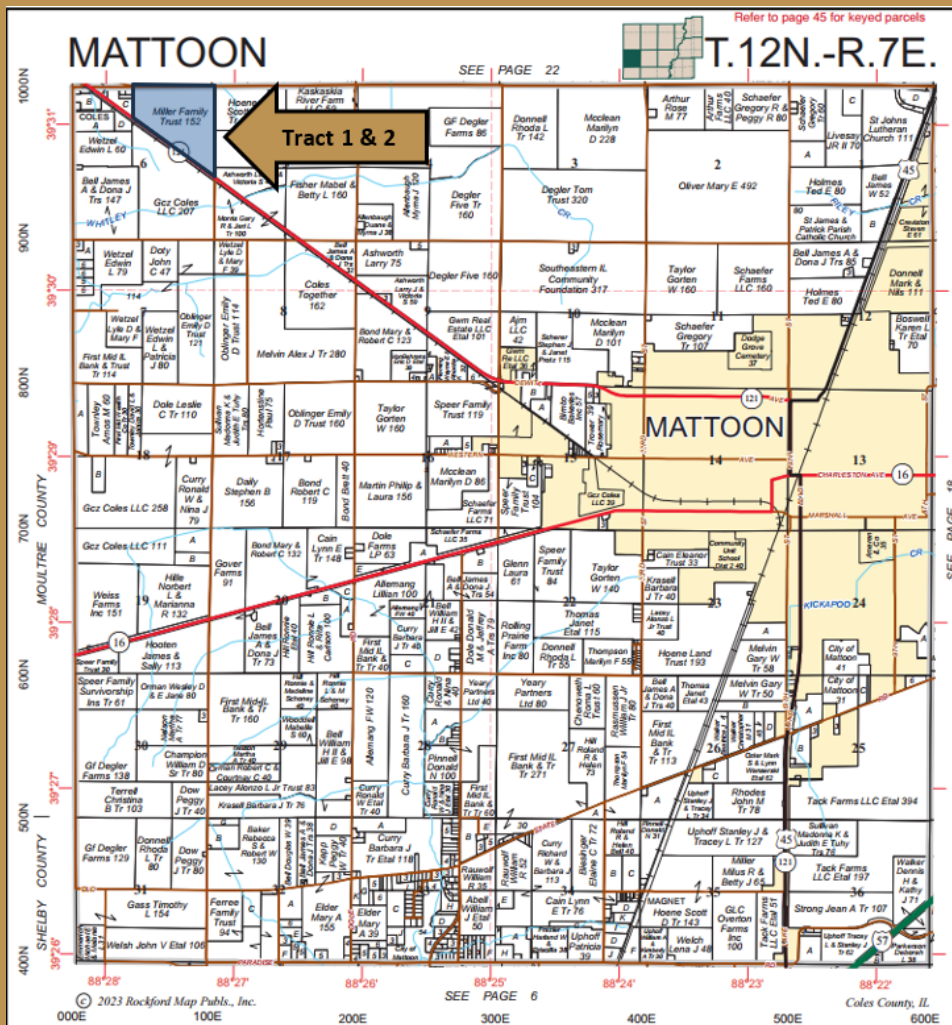
NO BUYER'S PREMIUM

TRACT 1:

- 83.30 +/- acres
- 139.4 weighted soil PI
- Lat: 39.518914
- Long: -88.458022

TRACT 2:

- 68.97 +/- acres
- 140.3 weighted soil PI
- Lat: 39.515506
- Long: -88.456023



Reprinted with Permission Rockford Map Publishers

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, Brock Norris, 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.

For More Information Contact:

Brock Norris Broker

217-258-3556

bnorris@firstmid.com

David Klein, Managing Broker

1-800-532-5263

dklein@firstmid.com

Justin Wheeler, Auctioneer

217-421-9615

Auctioneer Lic. #441.002548

First Mid Ag Services

1317 Charleston Ave
Mattoon, IL 61938



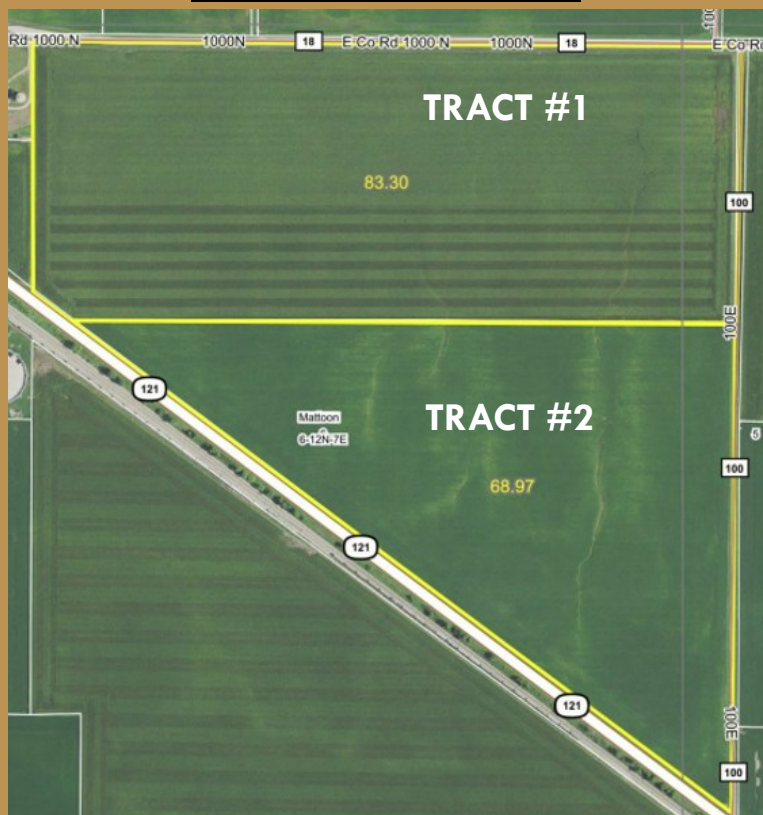


First Mid

AG SERVICES

Miller Trust Farm
152.27 +/- Acres
Coles County
Virtual-Live Auction

Aerial Photo

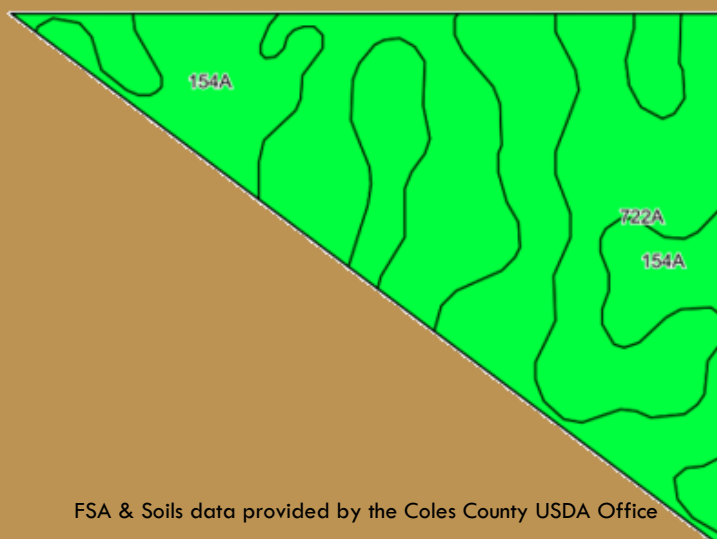


Cropland Soils

TRACT #1-139.4 Soil PI



TRACT #2-140.3 Soil PI



Miller Farm	Corn Yield	Soybean Yield
5 Year Avg.*	227.78	73.09

*commingled between tract 1 & tract 2

FSA & Soils data provided by the Coles County USDA Office

Real Estate Taxes

Tract	Parcel ID	Acres	2022 Assessed Farmland Value	Tax Rate	2022 Taxes
Tract 1 & 2	07-1-00165-000	151.56	\$100,412	6.739520	\$6,767.30

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 December 29, 2023. 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, 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 Brock Norris, 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: 217-258-3556. 1317 Charleston Ave, Mattoon, IL 61938.