



First Mid

AG SERVICES

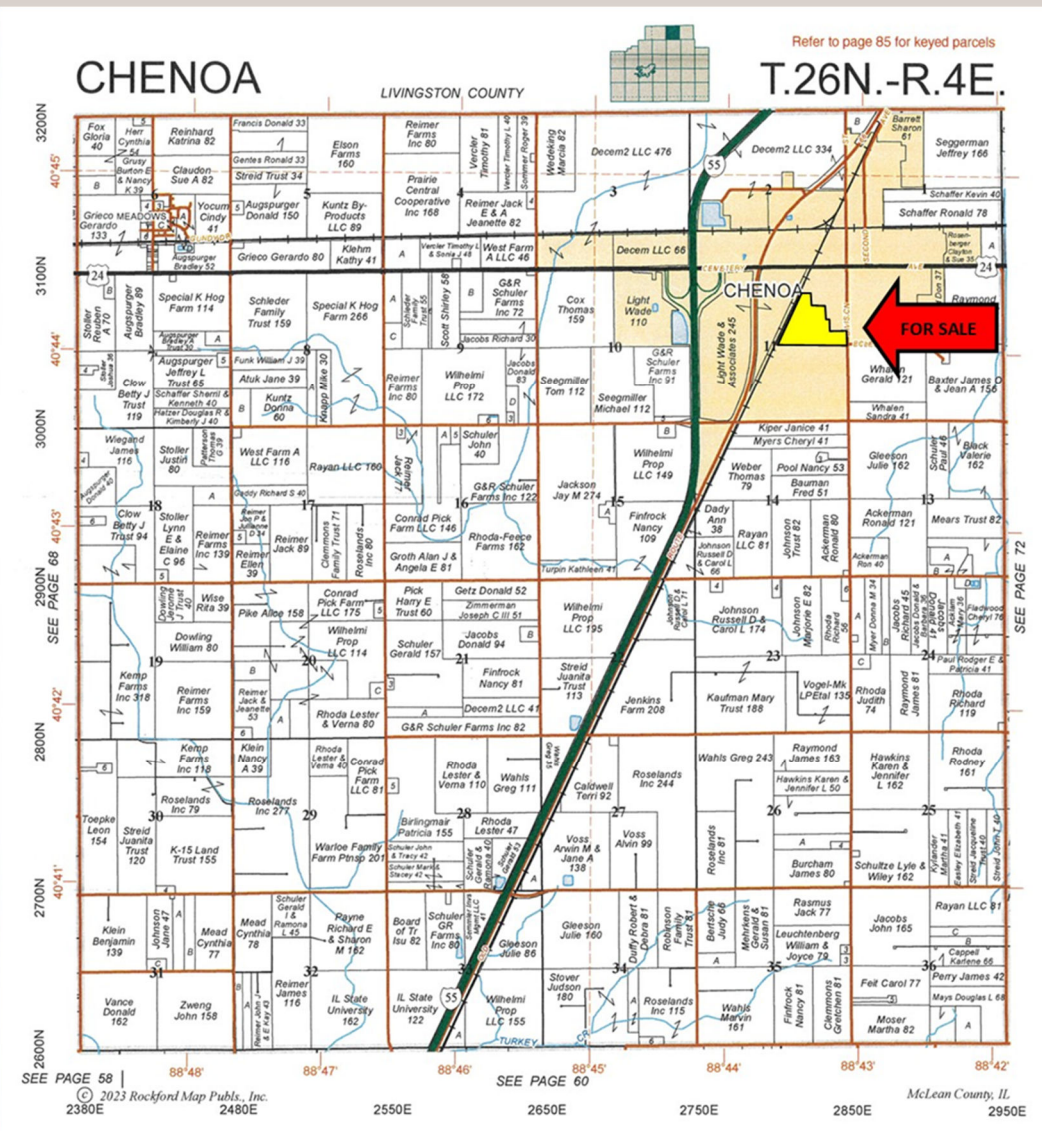
BCS Chenoa Farm

This farmland is located 1/2 mile south of IL Route 24 in the city of Chenoa, IL.

McLean County
Virtual-Live
Farmland Auction

60.71 +/- Acres

January 30th @
10:00am



- Ashkum-Chenoa soils
- Excellent grain marketing opportunities
- Open lease for 2024 crop year



Lines drawn are estimates

For More Information Contact:

Michael Rhoda, Broker

(309) 665-0059

E-mail: mrhoda@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

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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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Michael Rhoda, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, Auctioneer 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.

Live virtual auction planned at <https://firstmidag.bidwrangler.com/ui>

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



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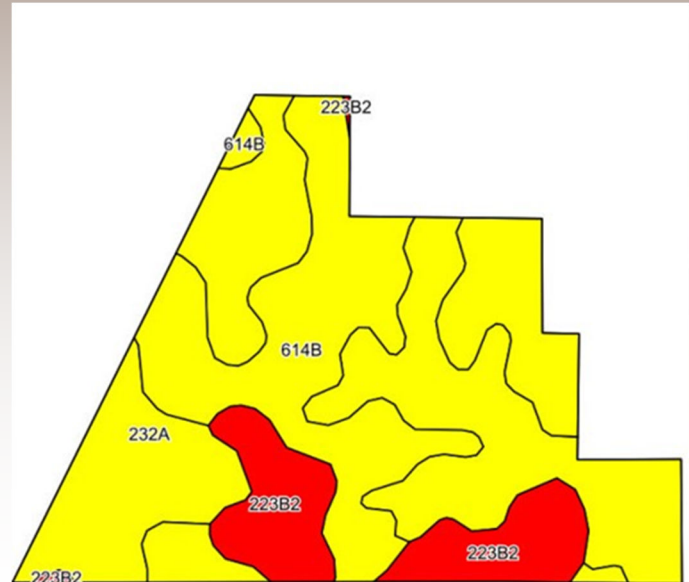
Aerial Photo



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



Soils



Primary Soil Types

232A - Ashkum silty clay loam
614B - Chenoa silty clay loam
223B2 - Varna silt loam

Weighted Soil PI:
124.2

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 30 days after the auction. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. 2022 real estate taxes payable in 2023 have been paid by the Seller before the auction. 2023 real estate taxes payable in 2024, to be credited by the Seller at closing to the Buyer based on the most recent information. All future year's real estate taxes, to be paid by the Buyer. Lease is free and clear for the 2024 crop year. Seller will retain the Landowner's share of 2023 rents, crop sales, and government proceeds. Buyer will have possession following closing. Bidding is not conditional upon financing. All property being sold "as-is, where-is". Contact Michael Rhoda, 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 800-532-LAND @Firstmidag on Twitter, follow us on Facebook , Instagram, Linked-In or Youtube!

