

First Mid

AG SERVICES

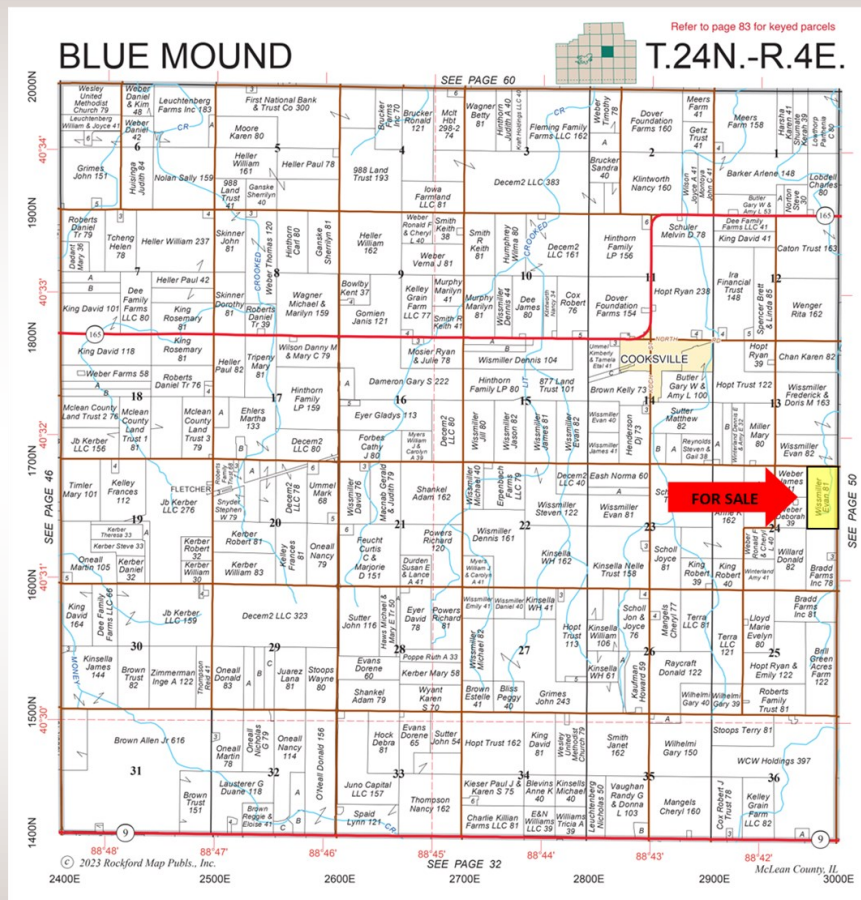
**McLean County
Virtual Live
Farmland
Auction**

80.0 +/- Acres

Wissmiller - Fossett Farm

This farmland is located approximately 2 miles southeast of
Cooksville and 11 miles east of Bloomington.

**March 5, 2024
@ 10:00am**



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Online bidding available at firstmidag.bidwrangler.com
or through the mobile app

- Excellent location & proximity to several grain market outlets
- 135 weighted soil PI
- Paved roads on north and east sides of the farm
- Potential wind lease

For More Information Contact:

Mark R. Smith, Broker
(309) 665-0053
E-mail: MRSmith@firstmid.com
David Klein, ALC
Des. Managing Broker, Auctioneer
(800) 532-5263/309-261-3117
Auctioneer Lic. #441.001928
First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

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

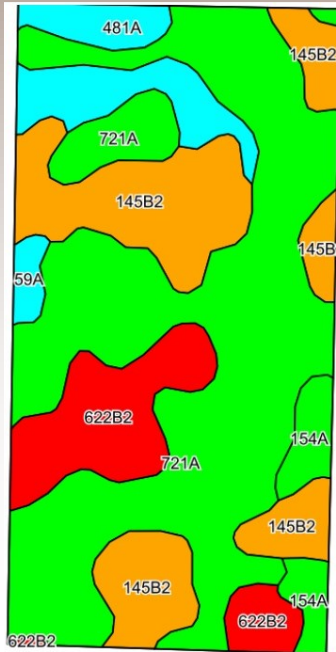


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Soil Map



Primary Soil Types:

721A - Drummer and Elpaso silty clay loams

145B2 - Saybrook silt loam

622B2 - Wyanet silt loam

Weighted Soil PI: 135.2

Real Estate Tax Information

Tax Parcel #	Tax Acres	2022 Net Taxable Value	2022 Tax Rate	2022 Taxes Paid in 2023
16-24-200-002	80.00	\$48,669	8.62065%	\$4,195.58

Aerial Photo



Soils data provided by AgriData, Inc.

Lines drawn are estimates.

Farm will be sold based upon real estate tax acres.

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 April 5, 2024. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Lease is open for 2024. Seller will retain the Landowner's share of 2023 rents, crop sales, and government proceeds. 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 paid by the Seller at closing based on the most recent information and all future year's real estate taxes. Bidding is not conditional upon financing. All property being sold "as-is, where-is". Contact Mark R. Smith, 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! Attorney for Sellers: John L Pratt—Meyer Capel Law Firm Printed 01/23/2024.

