



First Mid

AG SERVICES

PUSCHEL & MACON CO. FARM LAND LLC FARMS

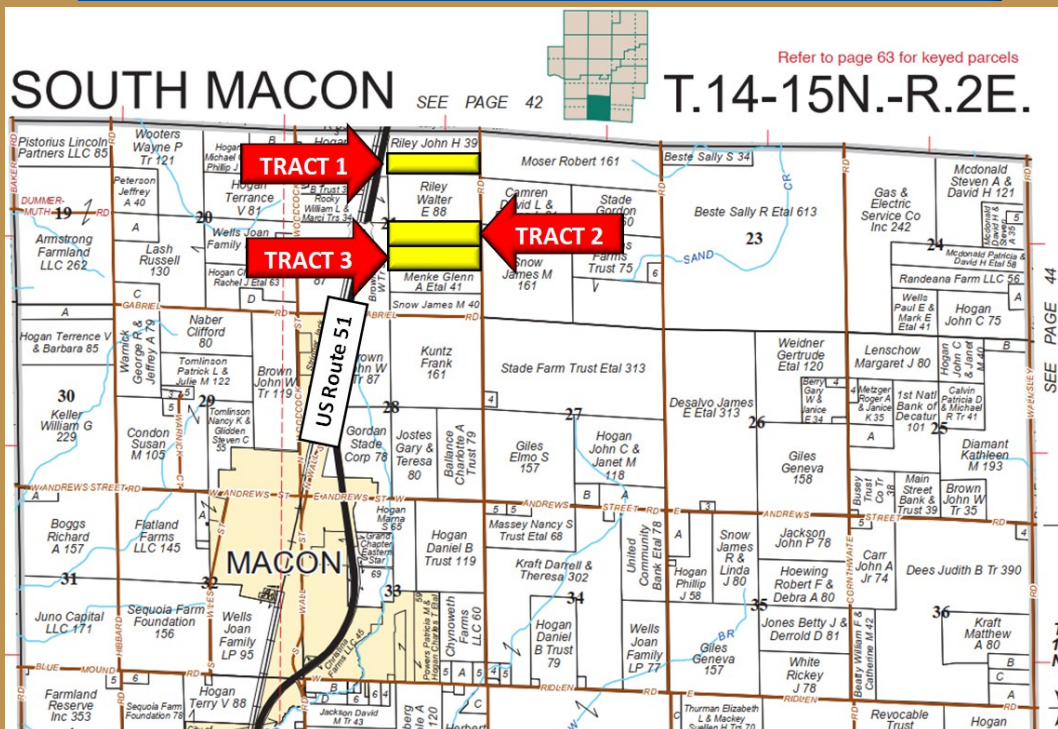
**Macon County
Farmland Auction
Virtual Live Online**

**118.34 +/-
Surveyed Acres**

This auction offers 3 tracts consisting of 118.34 +/- surveyed acres with a Soil PI of 139.9. The farms are located 5.5 miles south of Decatur, IL on Riley Rd.

Macon County | South Macon Township

**LIVE CALL
Wednesday,
August 28th
10:00 AM CST**



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Property Location:

Latitude: 39.732797, Longitude: -88.984311

**Download the First Mid Ag
App for online bidding!**



For More Information Contact:

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Auctioneer Lic. #441.002548
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First Mid Ag Services
1317 Charleston Ave
Mattoon, IL 61938

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, Eric Schumacher, Real Estate Broker, David Klein, Designated Mng. Broker, and Justin Wheeler, Auctioneer, are the designated agents and represent 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. Stock photo may be in use. Call for brochure.

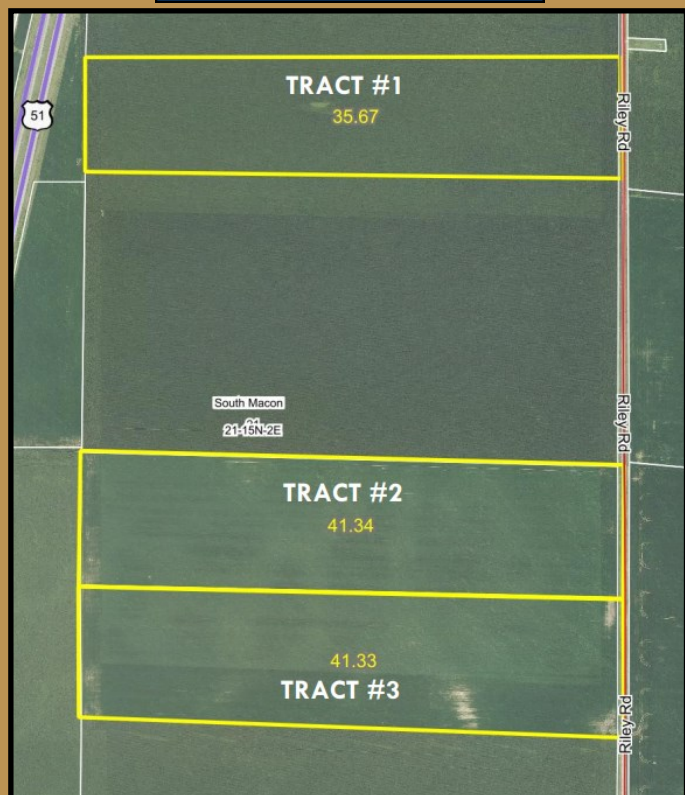


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118.34 +/-
Surveyed Acres
Macon County, IL
Virtual Live Online

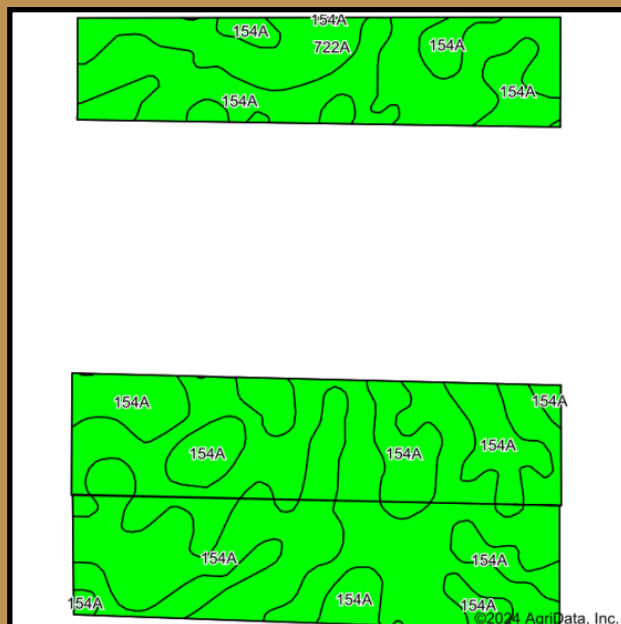
Aerial Photos



All lines drawn are estimates.

Soils data provided by AgriData, Inc.

Cropland Soils



Soils Legend:

722A-Drummer-Milford Silty Clay Loams
154A-Flanagan Silt Loam

Weighted Soil PI: 139.9

Bids can be made anytime between
August 14th, 10:00AM C.S.T. through August 28th, 2024 at
<https://firstmidag.bidwrangler.com> or download the FirstMidAg App!
Virtual live-online auction begins 10:00 AM C.S.T. on August 28th.

Real Estate Tax Information

Tax Parcel #	Tax Acres	2023 Assessed Farm Land Value	2023 Tax Rate	2023 Real Est. Taxes Paid in 2024
16-16-21-400-001*	75.67	\$54,903	6.88836	\$3,781.92
16-16-21-400-002	40.00	\$29,192	6.88836	\$2,010.86

*Tax Parcel includes Tract 1 and Tract 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 Oct. 11, 2024. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. The current lease has been terminated and possession is open for 2025. All 2024 real estate taxes payable in 2025 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2025 and all subsequent years' taxes to be paid by the Buyer. Contact Eric Schumacher, 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: 217-258-0457. 1317 Charleston Ave, Mattoon, IL 61938.