



First Mid

AG SERVICES

LaSalle County
Farmland
For Sale!

116.89 +/- Acres

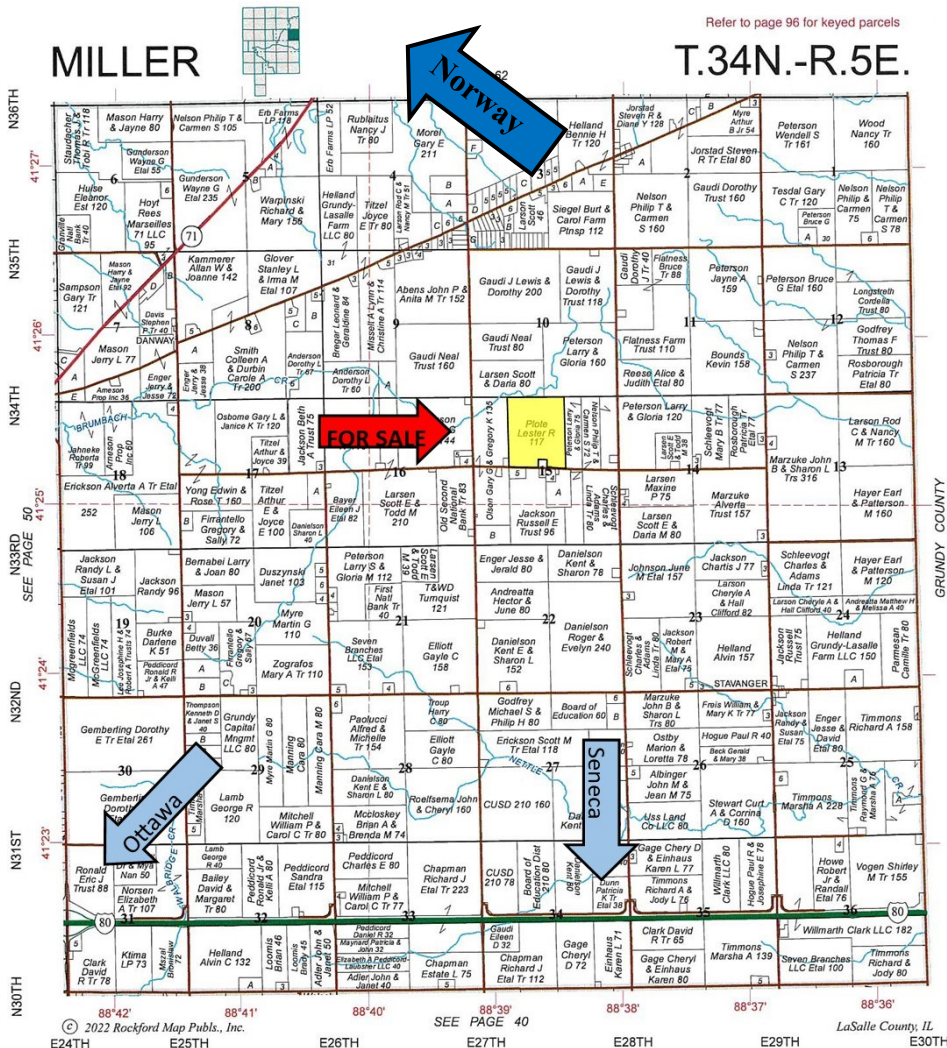
Listed @
\$15,826/acre

The Stavanger Farm

This farm is located 9 miles north of Seneca or
14 miles northeast of Ottawa, Illinois.

MILLER

T.34N.-R.5E.



- Productive Soils
- High % Tillable
- Near IL river grain terminal elevator. (9 mi.)
- 1 mile east and 3 miles south of Norway, IL



For More Information Contact:

Garrett Schoenholz, Broker
(815) 757-7721
E-mail: garretshow@gmail.com

David Klein, ALC, AFM
Designated Managing Broker
(800) 532-5263 or
(309) 665-0961
E-mail: dklein@firstmid.com

First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

Latitude: 41.42154

Longitude: -88.644130

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 Co. is the Listing Broker, Garrett Schoenholz, Managing Real Estate Broker, is the designated agent and represents the Seller 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.

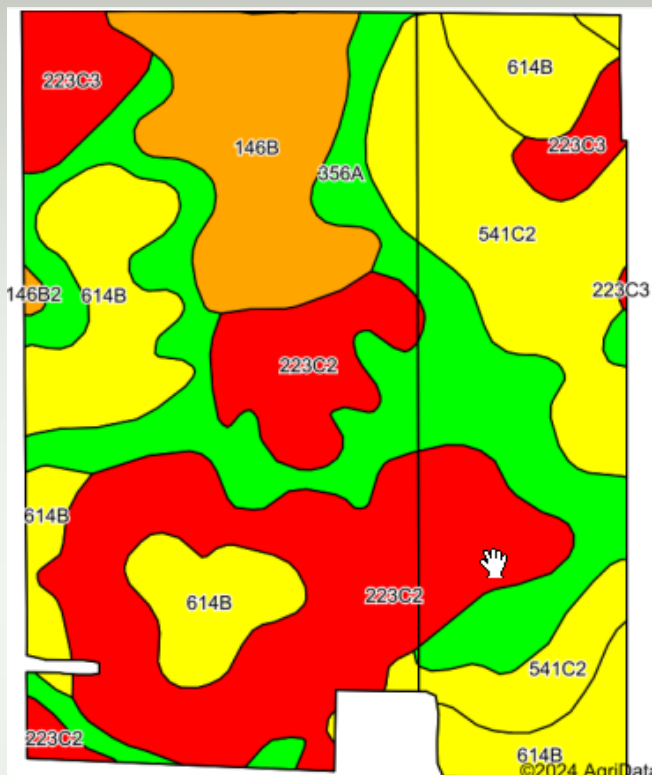


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116.89 +/- Acres
LaSalle County, IL
Listed at \$15,826/acre

Soils



Aerial Photo



Aerial & Soils data provided by AgriData, Inc. Lines drawn are estimates.

Primary Soil Types:

223C2 - Varna silt loam
356A- El Paso silty clay loam
614B - Chenoa silty clay loam
541C2- Graymont silt loam
146B- Elliott silt loam

Real Estate Taxes

<u>Parcel ID Number</u>	<u>Acres</u>	<u>2023 Assessed Value</u>	<u>2023 taxes paid in 2024</u>
16-15-206-000	41.66	\$22,359	\$1,410.58
16-15-105-000	75.23	\$37,380	\$2,358.22

Weighted Soil PI: 124.0

General Terms:

Farm Listing Price: 116.89 acres +/- @ \$15,826/acre or \$1,850,000. The Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the Buyer. The Seller will execute a lease termination notice so the farm will be open to lease for the 2025 growing season. Seller to retain Landowner's share of 2024 rents, crop sales, and government payment proceeds. Buyer to receive Landowner's share of 2025 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner's share of the 2024 crop expenses. The 2023 real estate taxes payable in 2024 will be paid by the Seller. The Seller will give a credit at closing for the estimated unpaid 2024 real estate taxes payable in 2025. All future year's real estate taxes to be paid by the Buyer. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

