



First Mid

AG SERVICES

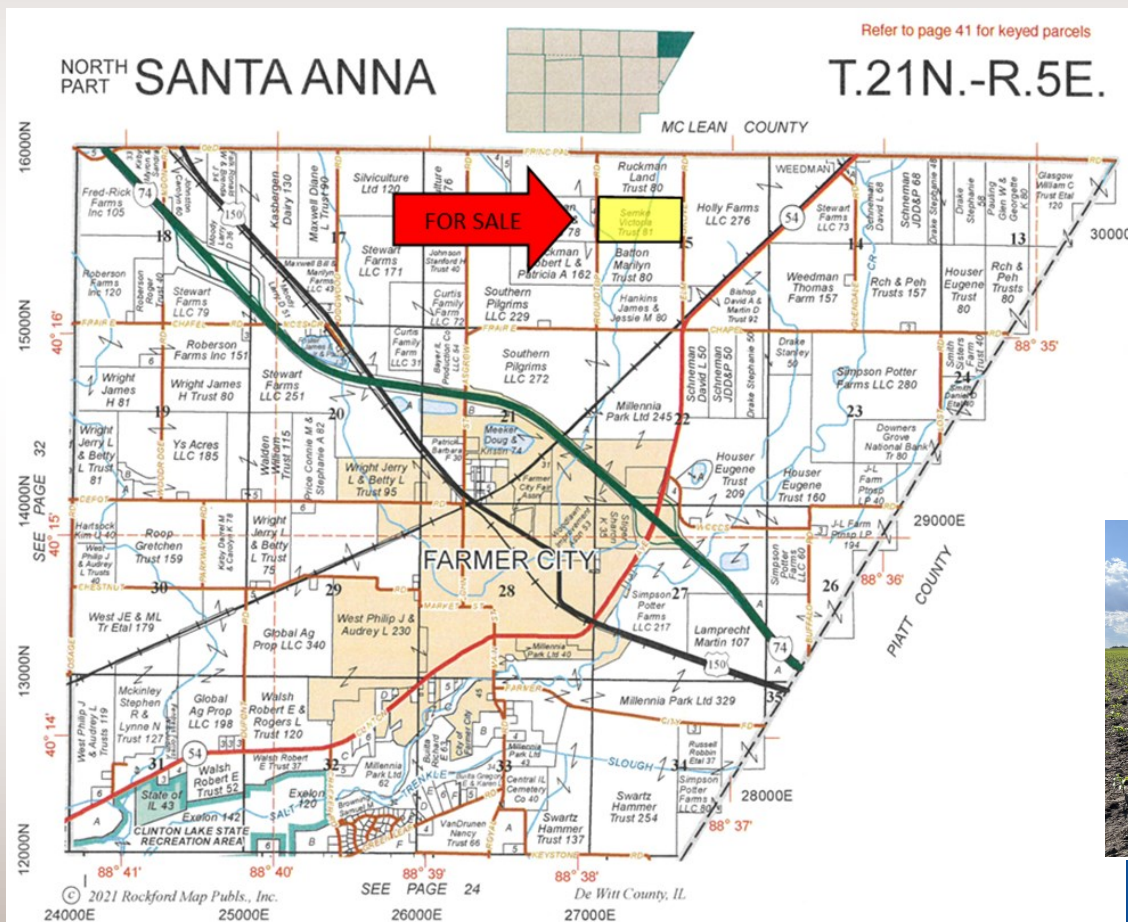
DeWitt County
Farmland
For Sale!

80.656 +/- Acres

The Semke Farm

This farm is located 1 mile northeast of Farmer City and 21 miles northwest of Champaign, IL.

**Price Reduced
to \$16,500/acre**



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Latitude: 40.2766475 Longitude: -88.6270686

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, Daniel S. Patten, 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. Stock photo may be in use.

- Soil PI of 135.8
- High % Tillable
- Near excellent grain markets
- Seed corn production area



For More Information Contact:

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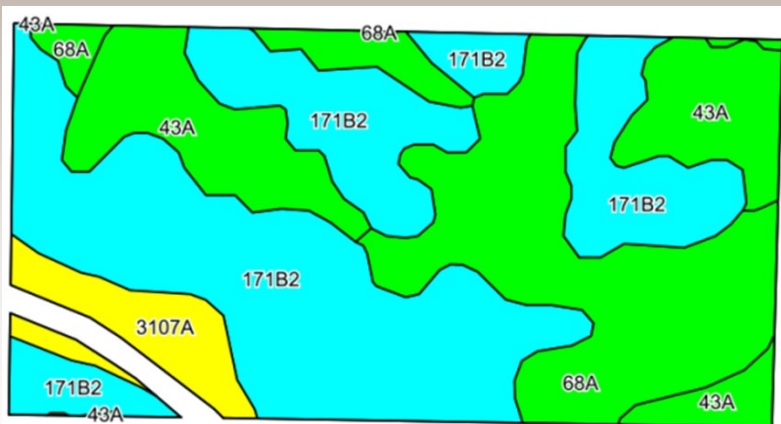


Now listed at \$16,500/acre

Primary Soil Types:

171B2 - Catlin silt loam
68A - Sable silty clay loam
43A - Ipava silt loam

Weighted Soil PI:
135.8



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

Aerial Photo

Yields

Year	Corn (bu/acre)	Soybeans (bu/acre)	Seed Corn (bu/acre)
2016		75.7	
2017		66.3	
2018	262.4		
2019	208.1		
2020		60.1	
2021	199.6		
2022		74.0	
2023		69.2	298.9
Average:	223.4	69.2	298.9



General Terms:

Form Listing Price: 80.656 acres +/- @ \$16,500/acre or \$1,330,824.00. The Buyer will enter into a contract with 10% down payment with the balance due at closing. 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 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.

