



First Mid

AG SERVICES

Piatt & Moultrie County
Virtual Live
Farmland Auction

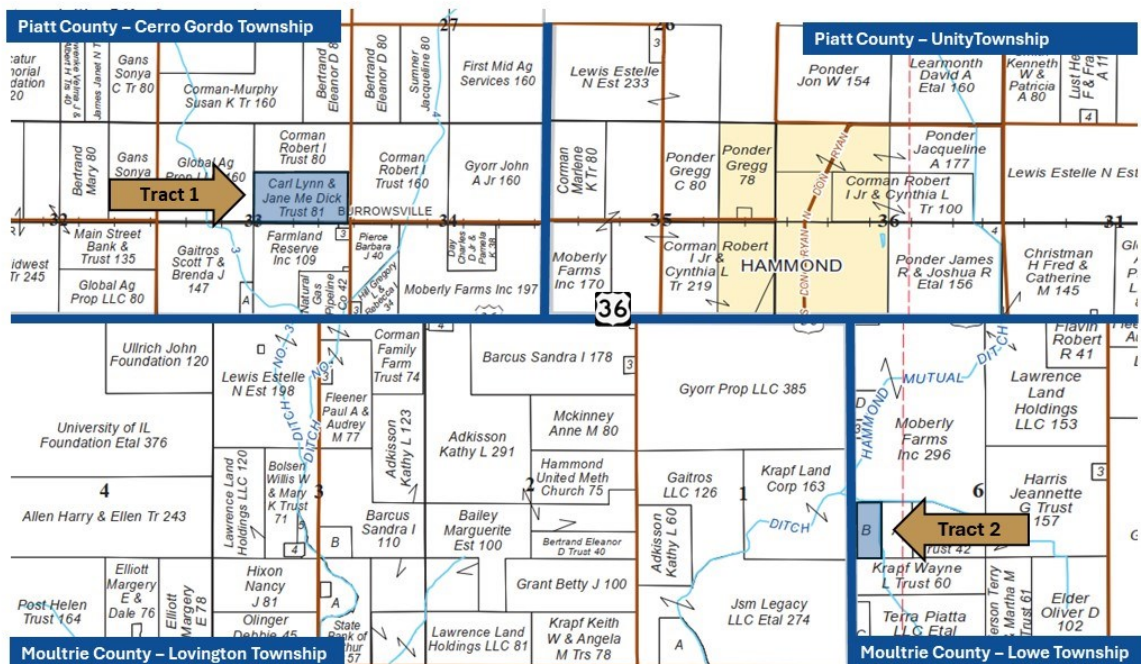
101 +/- Acres
2 TRACTS

The Marlyn Farms

The Marlyn Farmland Auction offers 101 +/- acres in two tracts located near Hammond, IL. There are no improvements and open tenancy for 2025. Visit firstmidag.com for additional information!

LIVE CALL
Thursday,
September 10th
10:00 AM

Piatt & Moultrie County | Cerro Gordo & Lowe Township



- Tract 1: 81 +/- acres
- 138 Soil PI
- Tract 2: 20 +/- acres
- 138.4 Soil PI
- 99% tillable
- 14 miles east of Decatur, IL
- Choice & Privilege Auction Method

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Download the First Mid Ag App for online bidding!



Coordinates:

Tract 1: 39.801370, -88.636673

Tract 2: 39.777694, -88.586124

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 and Auctioneer, Justin Wheeler, and David Klein, Designated Managing Broker, 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.

For More Information Contact:

Justin Wheeler, Auctioneer
217-421-9615

jwheeler@firstmid.com
Auctioneer Lic. #441.002548

David Klein, Managing Broker
1-800-532-5263

dklein@firstmid.com
First Mid Ag Services

455 N Main St
Decatur, IL 62523



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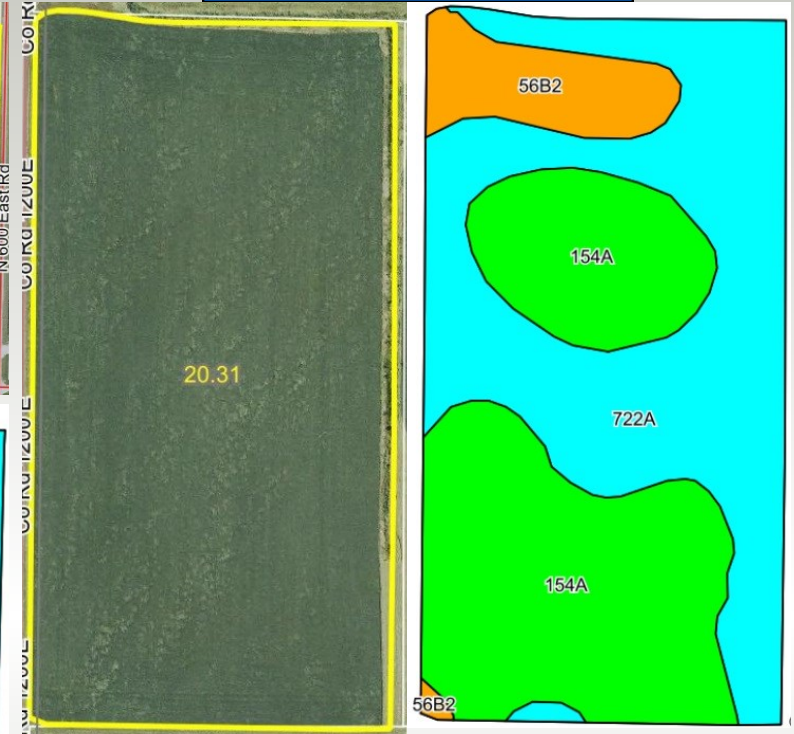
101 +/- Acres
2 Tracts
Piatt & Moultrie County, IL
Virtual Live Auction
September 10th - 10 AM

TRACT 1



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

TRACT 2



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

Tract 1: Soil PI 138

Tract 2: Soil PI 138.4

Real Estate Tax Information

Tax Parcel #	Tax Acres	2023 Assessed Farmland Value	2023 Taxes Paid in 2024
Tract 1: 03-33-16-005-002-00	81	65,896	\$4,367.98
Tract 2: 03-03-06-000-102	20	12,459	\$953.12

General Terms:

Buyer(s) will enter into a contract following the auction, with 10% nonrefundable down payment required and balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer(s) at closing, subject to standard and usual exceptions. Possession shall be granted at closing. Seller will retain the Landowner's share of 2024 rents, crop sales and government payment proceeds. There is open tenancy for the 2025 crop year. 2024 real estate taxes payable in 2025 to be credited by the Seller at closing to the Buyer(s) based on the most recent information. 2024 and all subsequent year's taxes to be paid by the Buyer. Bidding is not conditional upon financing. All property bring sold "as-is, where-is", Contact Justin Wheeler, Auctioneer, 217-855-8358, for more information or to request a complete brochure. 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: 217-855-8358. Address: 455 North Main Street, Decatur, IL 62523.