



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.



First Mid

AG SERVICES

79.73 +/- Surveyed Acres
Piatt County, IL
Timed Online Only
October 29 - 10 AM
Soft Close

Aerial Photo



All lines drawn are estimates.

Soils Legend:

722A-Drummer-Milford silty clay loam, 0-2% slopes

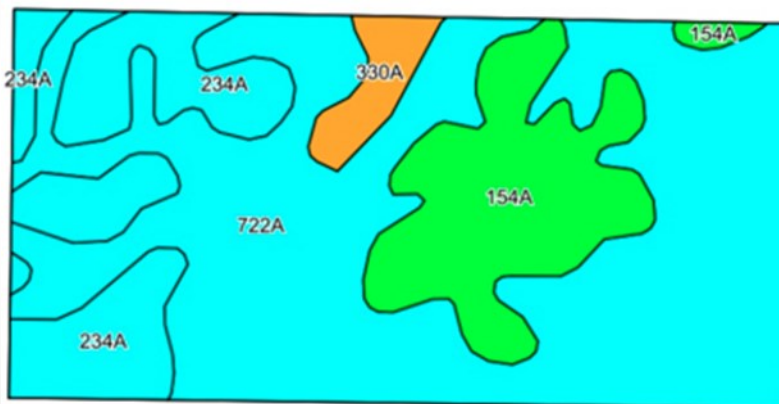
154A-Flanagan silt loam, 0-2% slopes

234A-Sunbury silt loam, 0-2 percent slopes

330A-Peotone silty clay loam, 0-2% slopes

Weighted Soil PI: 136.2

Cropland Soils



Soils data provided by AgriData, Inc.

Property Location:

Latitude: 39.910044 Longitude: -88.514342

Real Estate Tax Information

Tax Parcel #	Tax Acres	2022 Assessed Farm Land Value	2021 Tax Rate	2022 Real Est. Taxes Paid in 2023
*Part of 01-22-17-006-006-00	157	\$114,696	7.957050	\$9,126.42

*Includes additional acreage not being sold

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.