



First Mid

AG SERVICES

**Champaign County
Farmland Auction
Timed Online Only**

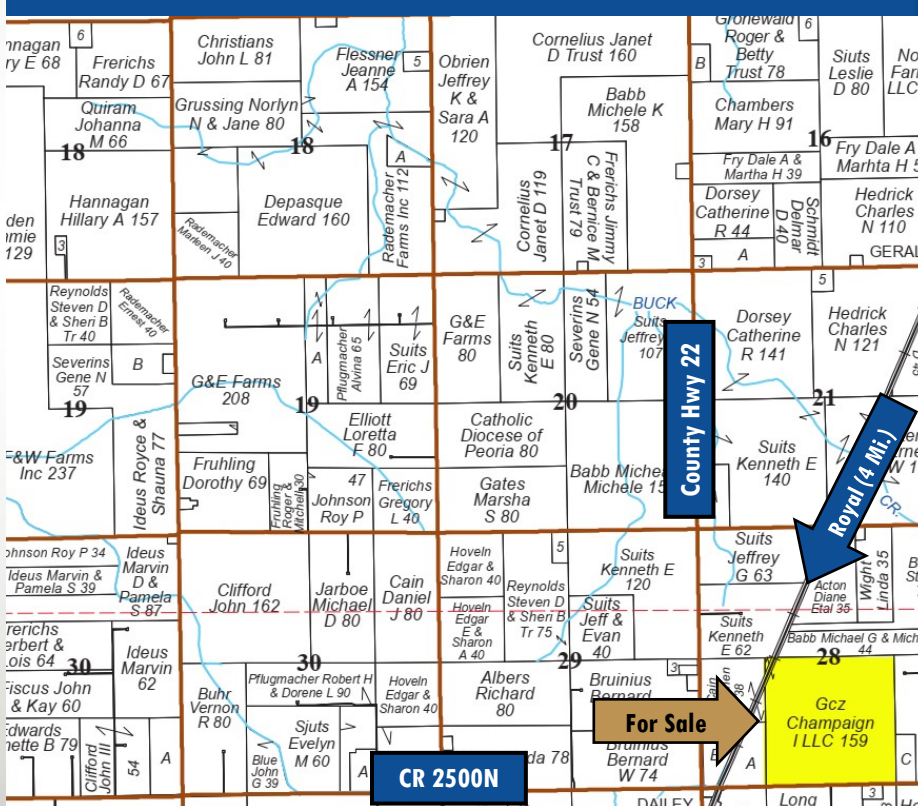
GCZ Champaign Farm

**158.52 +/-
Tax Acres**

The GCZ Champaign Farm Auction will offer 158.52 +/- real estate tax acres of highly productive soils with complementary wind lease income located 4 miles northeast of Royal, IL. The farm has open tenancy for the 2025 crop year. Visit firstmidag.com for more details!

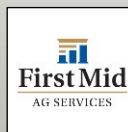
**Soft Close
October 31st
10:00 AM**

Champaign County | Compromise Township



- High percentage tillable
- Excellent Yield History
- Wind Lease Income
- CRP Income

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



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 is the Listing Broker, Cory Kauffman, Real Estate Broker, is the designated agent and represents the Seller Only 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. Call for complete brochure.

For More Information Contact:

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Mattoon, IL 61938



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158.52 +/- Tax Acres
Champaign County, IL
Timed Online Only
October 31 - 10 AM
Soft Close

Aerial Photo



All lines drawn are estimates.

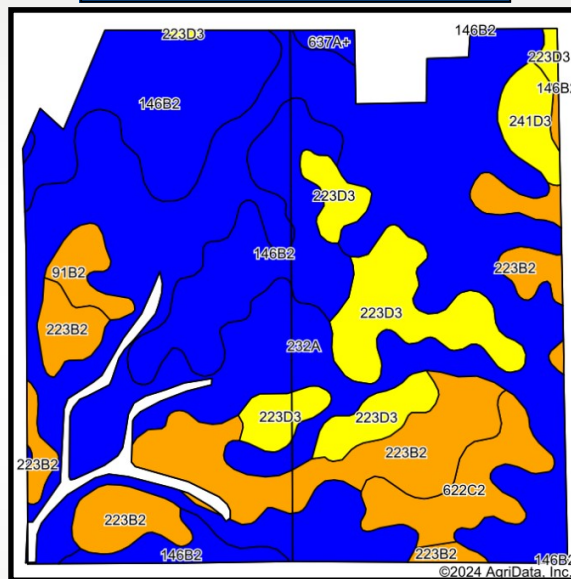
Soils Legend:

- 232A - Ashkum silty clay loam, 0-2% slopes
- 146B2 - Elliott silty clay loam, 2-4% slopes
- 223B2 - Varna silt loam, 2-4% slopes
- 223D3 - Varna silty clay loam silt loam, 6-12% slopes, severely eroded
- 622C2 - Wyanet silt loam, 5-10% slopes, eroded
- 241D3 - Chatsworth silty clay, 6-12% slopes, severely eroded
- 91B2 - Swygert silty clay loam, 2-4% slopes, eroded
- 637A+ - Muskego silty clay loam, 0-2% slopes, overwash

Weighted Soil PI: 117.6

Bid anytime between October 17th, through 10 AM October 31st at <https://firstmidag.bidwrangler.com> or download the FirstMidAg App!
Soft close 10 AM October 31st

Cropland Soils



Soils data provided by AgriData, Inc.

Property Location:

Latitude: 40.243901 Longitude: -87.938567

Real Estate Tax Information

Tax Parcel #	Tax Acres	2023 Assessed Farm Land Value	2023 Tax Rate	2023 Real Est. Taxes Paid in 2024
06-12-28-300-008	77.73	\$32,310	7.068	\$2,283.68
06-12-28-400-002	80.00	\$29,360	7.068	\$2,075.16
06-12-28-300-007	0.79	\$169,560	7.068	\$11,968.24

**Taxes paid by California Ridge Wind Energy LLC

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, wind lease payments, 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 being sold "as-is, where-is", Contact Cory Kauffman, Broker, 217-258-0498, 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.