



First Mid

AG SERVICES

Livingston County Virtual Live Farmland Auction

Betty Jansen Farm Auction

This highly productive farmland will be offered in Two Tracts. The farms are located west and northwest of Flanagan, Illinois on IL Route 116 & the county line road.

**122.45 +/-
Tax Acres**

**November 1st
@ 10:00 a.m.**

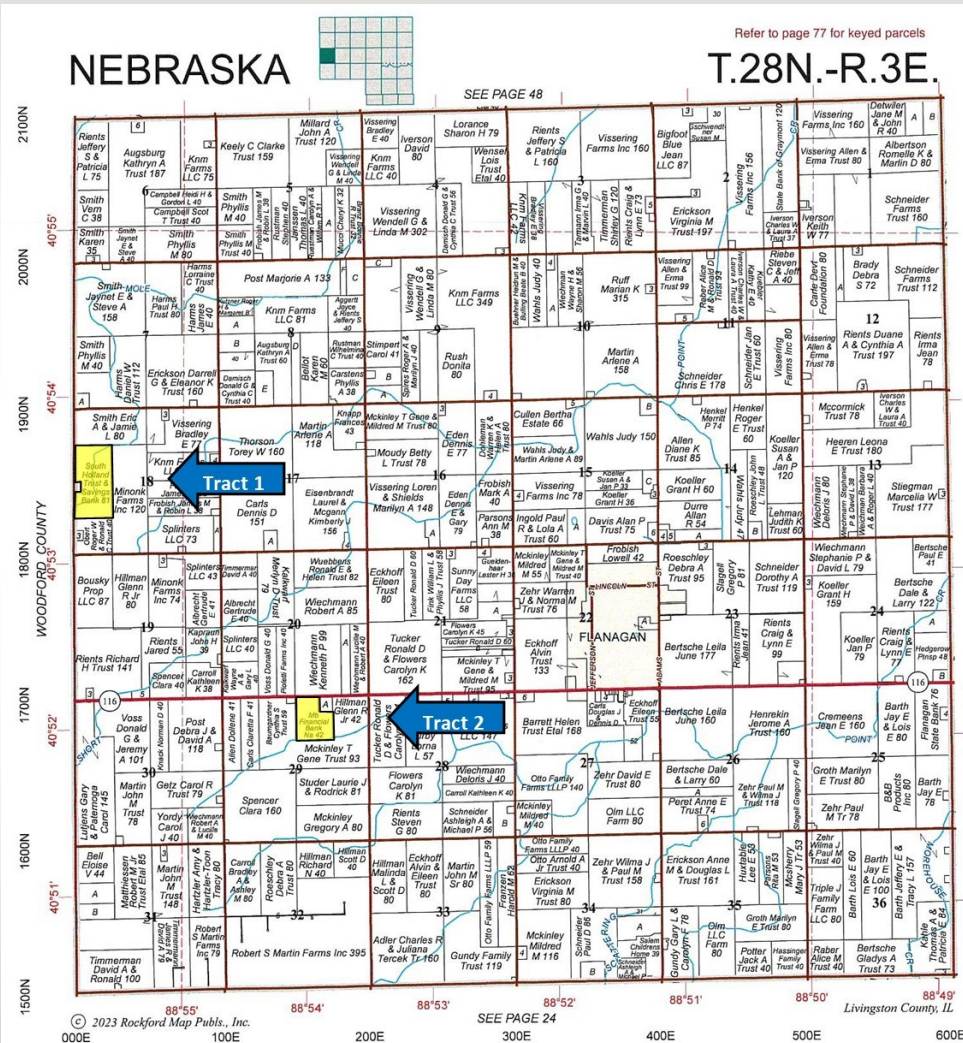
- Tract 1: 80.64 +/- tax acres & Soil PI of 130.9
- Tract 2: 41.81 +/- tax acres & Soil PI of 129.7
- Located 2 miles west and 3 miles northwest of Flanagan, IL.

Coordinates:

Tract 1: 40.891184, -88.928524
Tract 2: 40.868180, -88.900016

For More Information Contact:

Phillip Rich Broker
(309) 665-0957
E-mail: prich@firstmid.com
David Klein, ALC
Designated Managing Broker,
Auctioneer
(800) 532-5263
Auctioneer Lic. #441.001928
First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704



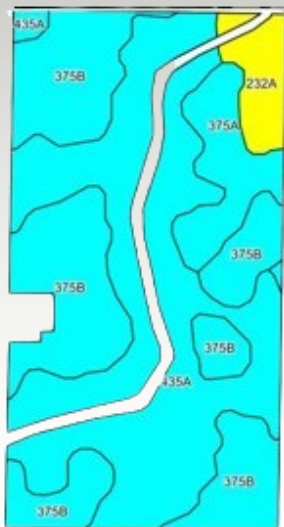
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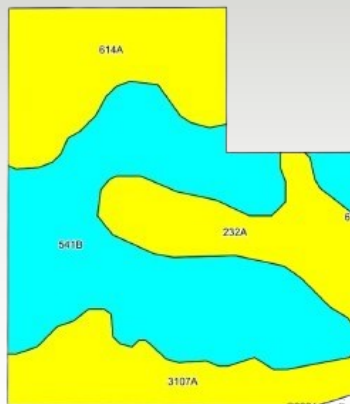


122.45 +/- Acres
2 Tracts
Livingston County, IL
Virtual Live Auction

Tract 1



Tract 2



Aerial & Soil Information from AgriData, Inc. All lines drawn are estimates

Primary Soil Types:

Streator silty clay loam-435A
Rutland silty clay loam-375B
Graymont silt loam-541B
Chenoa silty clay loam-614A
Ashkum silty clay loam-232

Weighted Soil Pl:

Tract 1 - 130.9
Tract 2 - 129.7



Real Estate Tax Information

Tax Parcel #	Tax Acres	2023 Assessed Value	2023 Tax Rate	2023 Taxes Paid in 2024
13-18-100-005	80.64	\$39,971	8.77819%	\$3,508.74
13-29-200-007	41.81	\$39,971	8.77819%	\$1,980.18

General Terms:

Buyer will enter into a contract following the auction, with 10% nonrefundable down payment required and balance due at closing on or before December 4th, 2024. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Possession shall be granted at closing. Seller to retain Landowner's share of 2024 rents, crop sales and government payment proceeds. 2025 lease rights are open. 2023 real estate taxes payable in 2024 have been paid by the Seller. The Seller will provide a credit at closing for the 2024 real estate taxes due in 2025 based upon the most recent real estate tax information available. All future year's real estate taxes, to be paid by Buyer. Farm will be sold based on tax acres. Contact Phillip Rich Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller.

www.firstmidag.com 800-532-LAND

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