



First Mid

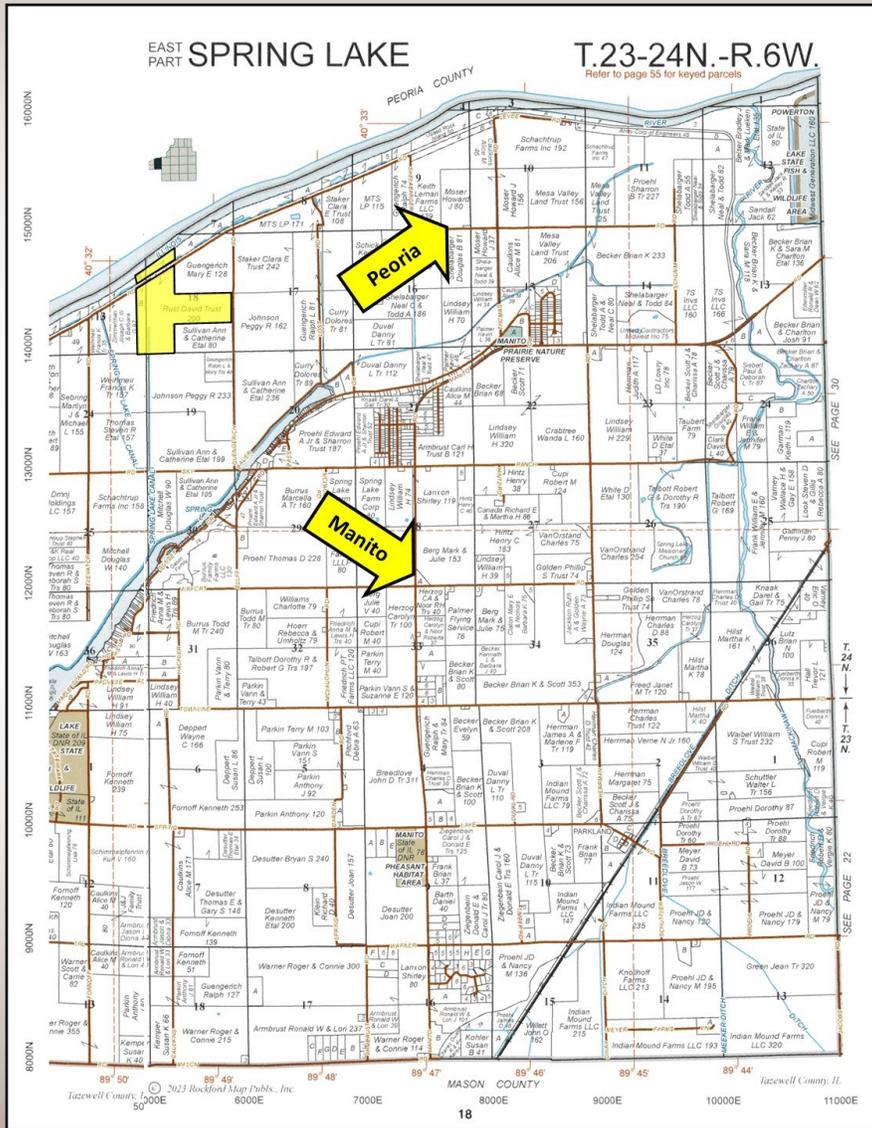
AG SERVICES

Tazewell County
Farmland
For Sale!

The David Rust Trust Farm

Farm is located 7 miles northwest of Manito IL,
15 miles southwest of Peoria, IL and
8 miles west of Pekin, IL.

234.74 +/- Acres



Reprinted with permission from Rockford Map Co. Inc.

Latitude: 40.52810

Longitude: -89.81577



- Excellent yield history
- Near excellent grain markets
- 211.69 +/- acres south of levee
- 23.05 +/- acres of timber north of levee along Illinois River

For More Information Contact:

Tyler Roth, Broker

(309) 665-0958

E-mail: troth@firstmid.com

David Klein, ALC, AFM

Designated Managing Broker

(800) 532-5263 or

(309) 665-0961

E-mail: dklein@firstmid.com

First Mid Ag Services

6 Heartland Drive, Suite A

Bloomington, IL 61704

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, Tyler Roth, 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.



First Mid

AG SERVICES

234.74 +/- Acres

Tazewell County, IL

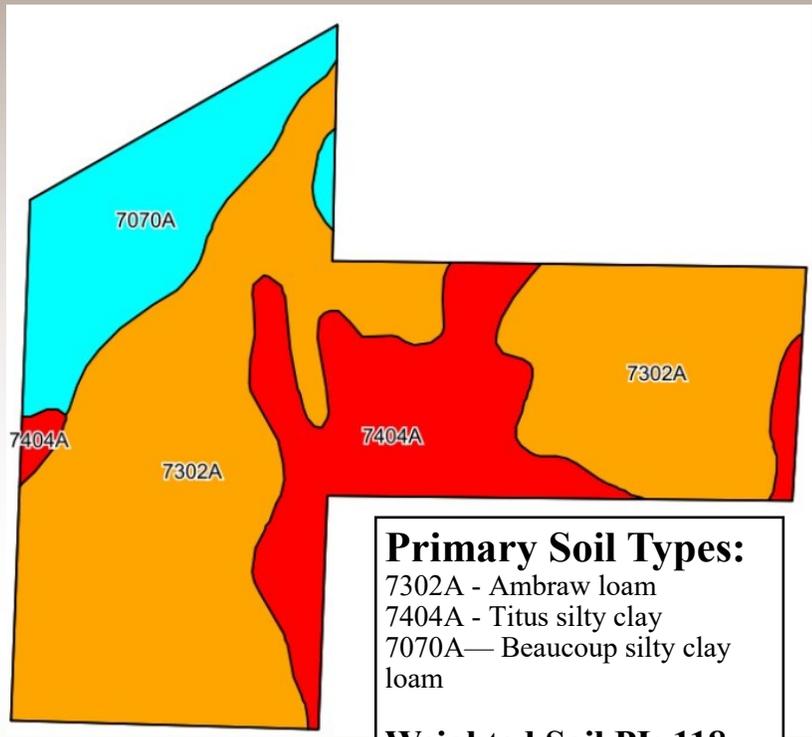
Listed at \$8,900 per acre

Aerial Photo



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

Soil Map



Yields

Year	Corn (bu/acre)	Soybeans (bu/acre)
2024	235	78
2023	250	85
2022	236	75
2021	214	63
2020	179	62
Average:	222.8	72.6



General Terms:

Farm Listing Price: 234.74 +/- real estate tax acres @ \$8,900/acre or \$2,089,186 Acreage based upon real estate tax acres. Approximately 23.05 acres +/- located north of levee, accessible by foot or from the Illinois River. The Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the Buyer. The agricultural lease is open for 2025. Seller will provide a credit at closing for the 2024 estimated real estate taxes due in 2025. Drainage tax for Assessment Year 2025 to be paid by Buyer. Buyer will reimburse Seller for fertilizer applied in the Fall of 2024 (\$16,410.24 and tenant for tillage completed on 130 acres (\$2,600). All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

