



# First Mid

## AG SERVICES

Mason County  
Farmland  
For Sale

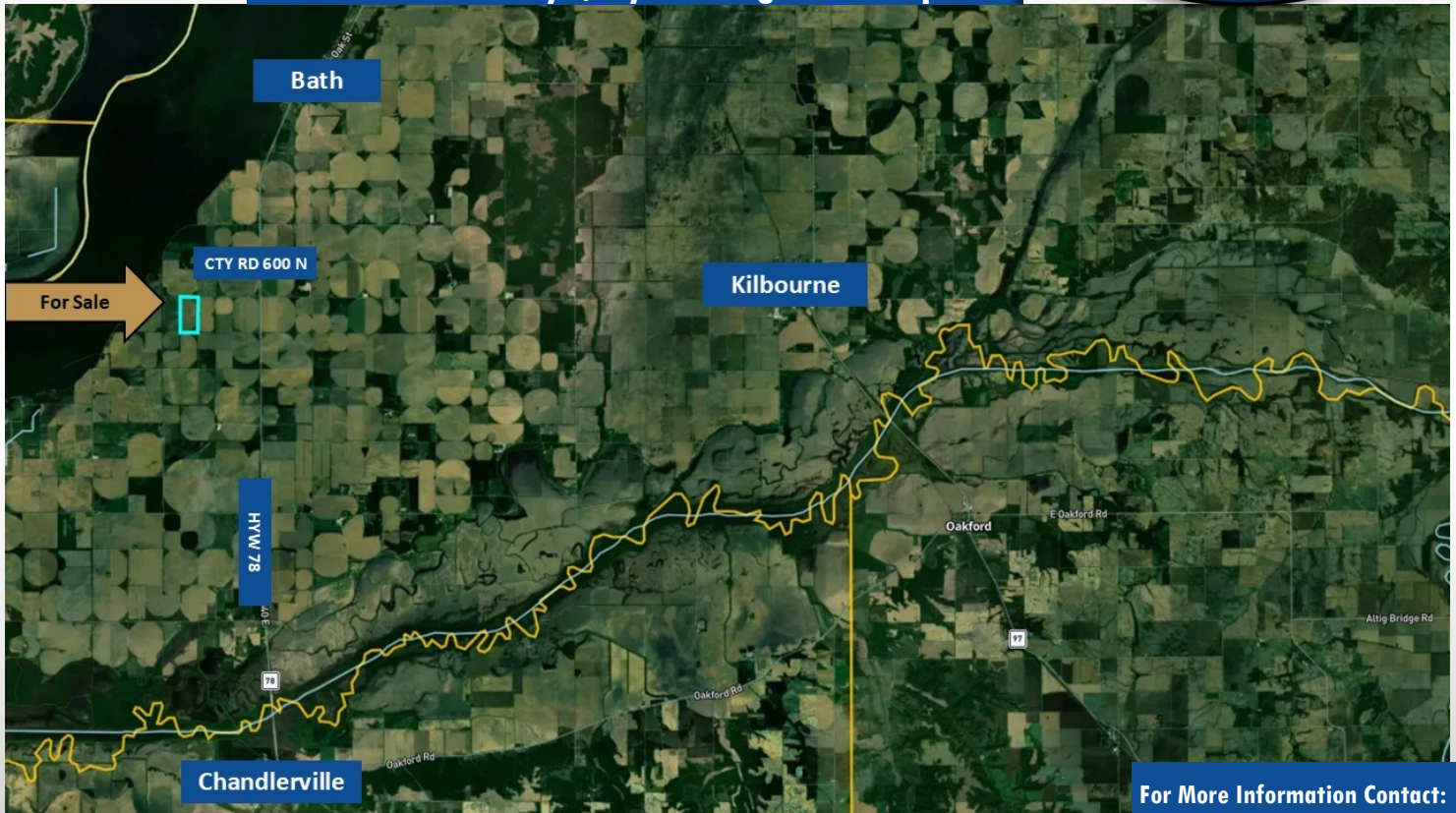
### The Mattas Farm

**80.189 +/- Acres**

The Mattas farm offers 80.189 +/- surveyed acres located 3.3 miles south and 1 mile west of Bath or 12 miles straight west of Kilbourne, IL on CTY RD 600N. There are no improvements and open tenancy for the 2025 year. Visit [www.firstmidag.com](http://www.firstmidag.com) for more details!

**Listed at  
\$7,950/acre**

**Mason County | Lynchburg Township**



Visit [www.firstmidag.com](http://www.firstmidag.com) for additional information.

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. John Van Riper, Broker, Justin Wheeler, Managing Broker, and David Klein, Designated Managing Broker, are the designated agents 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.

**For More Information Contact:**

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**Justin Wheeler,**  
**Managing Broker**  
217-855-8358  
**David Klein, Designated**  
**Managing Broker**  
1-800-532-5263

**First Mid Ag Services**  
4530 N University St.  
Peoria, IL 61612



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80.189 +/- Acres  
Listed at \$7,950 acre  
Mason County, IL  
Call John Van Riper  
217-415-6948

### Aerial Photo

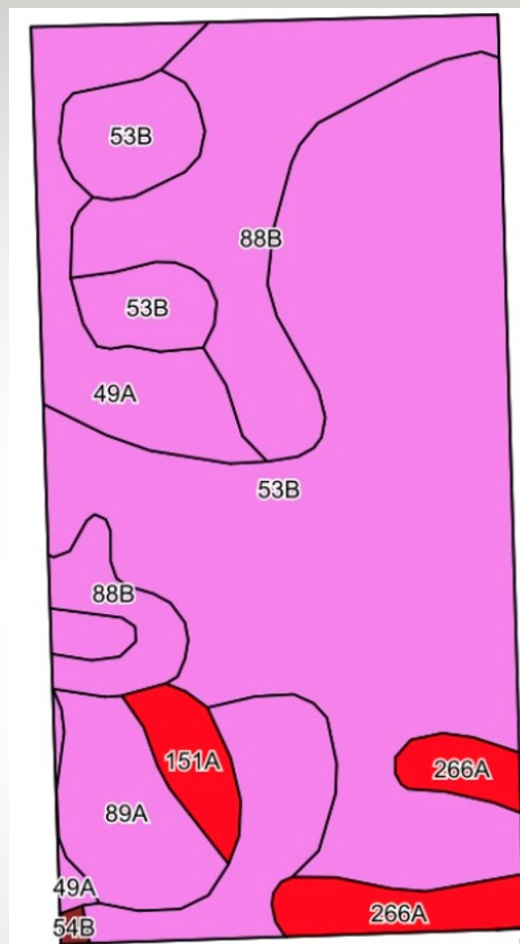


FSA & Soils data provided by USDA/NRCS. Lines drawn are estimates. There are 7.82 acres of CRP paying \$2,096 annually; expiring 9/30/2034. Approximately 68.33 acres have been irrigated in the past. Tree lines exist along the south and east sides.

### Coordinates:

Latitude: 40.1473224  
Longitude: - 90.1744469

### Cropland Soils



### Primary Soil Types:

53B –Bloomfield fine sand  
\*\*88B– Sparta loamy sand  
\*\*49A–Watseka loamy sand  
Weighted Soil PI: 87

### Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
1536100003	80.18	\$21,280	\$1,506.44

### General Terms:

10% down payment required at contract signing and balance due at closing in ~ 30 days. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain landowner's share of the 2024 crops, and government payment proceeds under the current lease. 2024 real estate taxes payable in 2025 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2025 and all subsequent years' taxes to be paid by the Buyer. Contact John Van Riper, Broker, for more information. Check our website for details. [www.firstmidag.com](http://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.