



# First Mid

## AG SERVICES

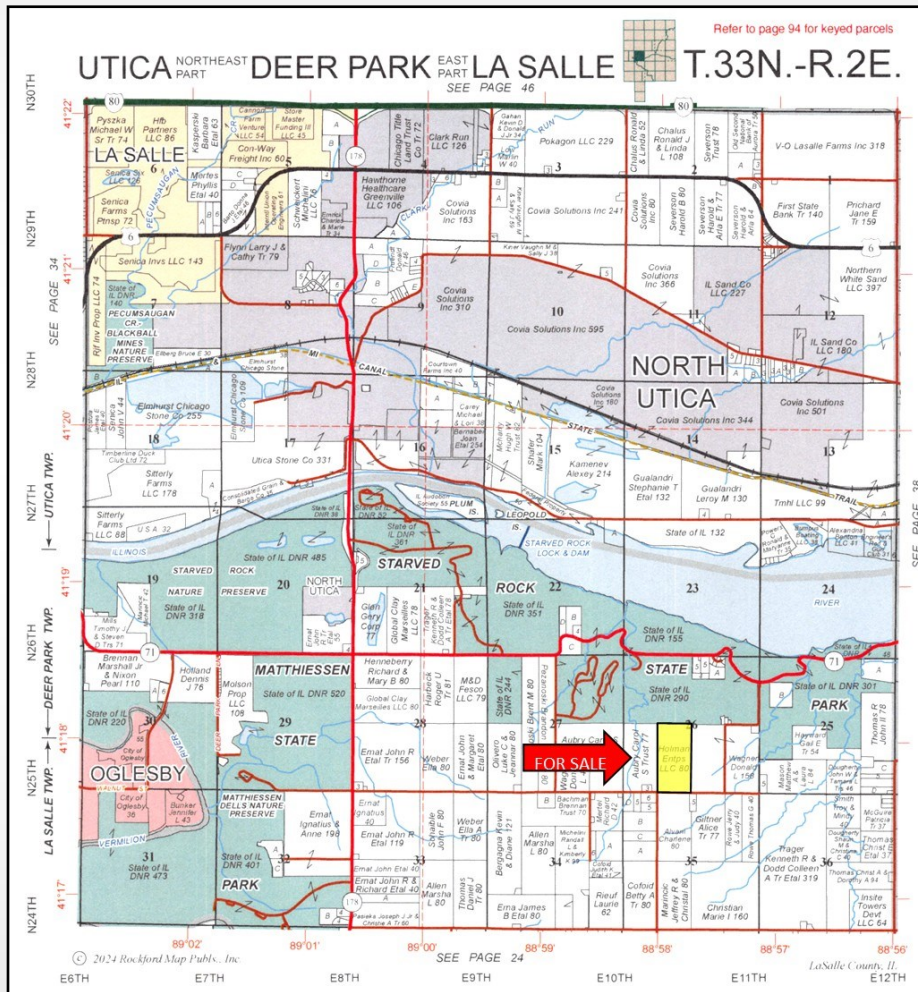
LaSalle County  
Farmland  
For Sale!

### The Holman Enterprises, LLC Farm

This farm is located 4 miles east of Oglesby and just 5 miles south of Interstate 80 at Utica.

80 Acres +/-

Listed at  
\$14,750/acre



- Soil PI of 141.
- High % Tillable.
- Near excellent IL River grain markets.
- Great Location



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Latitude: 41.298111

Longitude: -88.964280

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#### For More Information Contact:

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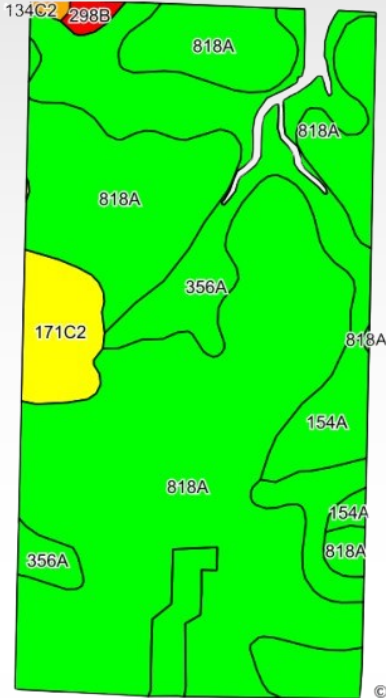


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80 Acres +/-  
LaSalle County, IL  
Listed at \$14,750/acre

### Soils



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



### Real Estate Tax Information

**Weighted Soil PI: 141**

### **Primary Soil Types:**

818A- Flanagan-Catlin silt loams  
356A - El Paso silty clay loam  
171C2 - Catlin silt loam  
154A- Flanagan silt loam

**Total Real Estate Taxes: \$4,905.82**

Tax Parcel #	Tax Acres	2024 Net Taxable Value	2024 Tax Rate	2024 Taxes Paid in 2025
20-26-306-000	15.63	\$12,597	7.8518%	\$989.10
20-26-307-000	2.18	\$1,713	7.8518%	\$134.50
20-26-308-000	2.18	\$1,727	7.8518%	\$135.60
20-26-309-000	55.8	\$43,256	7.8518%	\$3,396.38
20-26-310-000	2.18	\$1,597	7.8518%	\$125.40
20-26-311-000	2.18	\$1,590	7.8518%	\$124.84

### **General Terms:**

Farm Listing Price: 80. acres +/- @ \$14,750/acre or \$1,180,000.00. 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 Seller will terminate the lease, and the farm will be open for lease for the 2026 growing season. Seller to retain Landowner's share of 2025 rents, crop sales, and government payment proceeds. Buyer to receive Landowner's share of 2025 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner's share of the 2025 lease expenses. The Buyer shall pay 100% of the 2026 crop expenses, incurred prior to closing. The Seller will give a credit at closing for the 2025 real estate taxes payable in 2026. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at [www.firstmidag.com](http://www.firstmidag.com).

