

The KACO Farm

Virtual-Live Online Transitional Farmland Auction



August 19th | 10:00 AM
75.29 +/- Surveyed Acres | 1 Tract
McLean County | Development Potential

First Mid
AG SERVICES

Craig Thompson, Broker
309-275-6741
crthompson@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704



Designated MB | David Klein
800-532-5263
dklein@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704
Auctioneer Lic. 441.001928

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The KACO Farm | McLean County | Farmland Auction

General Information

SELLER:

KACO Inc.

DESCRIBED AS:

The East Half of the Southwest Quarter of Section 36 and the West 2 Acres of the West Half of the Southeast Quarter of Section 36 in Township 24 North, Range 1 East of the Third Principal Meridian, McLean County, Illinois, Excepting therefrom that part lying south of the centerline of the Old Peoria to Bloomington Road; Also excepting therefrom the following tract of land: Beginning at a point on the South Line of said Section 36 lying 33 feet East of the Southwest Corner of the Southeast Quarter of said Section 36, said point is also the Southwest Corner of a General Telephone Company of Illinois Survey recorded as Document No. 67-5948, in the McLean County Recorder of Deeds Office; from said Point of Beginning, thence North 396 feet along a line which is parallel with and 33 feet normally distant East of the West Line of said Southeast Quarter, said line is also the West Line of said General Telephone Company of Illinois Survey; thence West 330 feet along a line parallel with South Line of said Section 36; thence South 396 feet parallel with the West Line of said Southeast Quarter to the South line of said Section 36; thence East 330 feet along the South Line to the Point of Beginning; and also excepting therefrom that part taken by the Department of Transportation of the State of Illinois, for and in behalf of the People of the State of Illinois, order Vesting Title in Condemnation Case No. 86 ED 3, entered July 7, 1986, located in McLean County, Illinois. All that part of the Old Peoria and Bloomington Road in the East Half of the Southwest Quarter of Section 36 in Township 24 North, Range 1 East of the Third Principal Meridian, McLean County, Illinois, lying south of the centerline of the Old Peoria to Bloomington Road, excepting therefrom that part taken by the Department of Transportation of the State of Illinois, for and in behalf of the People of the State of Illinois, order Vesting Title in Condemnation Case No.86 ED 3, entered July 7, 1986, located in McLean County, Illinois.

LOCATION:

Adjacent to west edge of Bloomington and Normal, Illinois, on IL Route 9 & old Peoria Road. ½ mile south from the Rivian Automotive /manufacturing facility.

TIME AND PLACE 10:00 AM – August 19th, 2025

OF AUCTION: Virtual-Live Online Only Auction

ONLINE BIDDING: Bid until August 19th, 10:00 AM, at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device!

AGENCY:

Craig Thompson, Broker, and David Klein, Designated Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. **All sketches and dimensions are approximate.** By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. Seller and Seller's agent disclaim any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. **All announcements communicated by Auctioneer via email prior to close of bidding will take precedence over printed material.** The Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

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Terms & Conditions

SALE METHOD: Registrations for bidders are due at 10:00 AM on the day of the auction. All bidding is on a “per-acre” basis using 75.29 +/- surveyed acres. All bidders will have the opportunity to raise their bids at an auction on August 19, 2025 to determine the final high bidder through online bidding.

No Buyer's Premium will be charged.

Online bidding is conducted at <https://firstmidag.bidwrangler.com/ui> or download the First Mid Ag App from the App store on your mobile device!



CONTRACT: Buyer will enter into a contract on the date of sale with a 10% down payment due. The balance of the purchase price is due at closing, which shall occur on or before September 19, 2025. All property will be sold “as is, where is”, based on real estate tax acres. Bidding is calculated by your bid price times the acres being sold and subject to Seller's confirmation.

FINANCING: Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing if you bid.

TITLE: Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE: There is open tenancy for the 2026 crop year. The 2025 farm lease shall be assigned to the Buyer. Buyer shall receive the rent due of \$8,325 by December 1, 2025 from the tenant. Contact us to review a copy of the 2025 lease.

POSSESSION: Seller will grant landowner possession at closing, subject to the tenant's rights that terminate with the harvest of the 2025 crop.

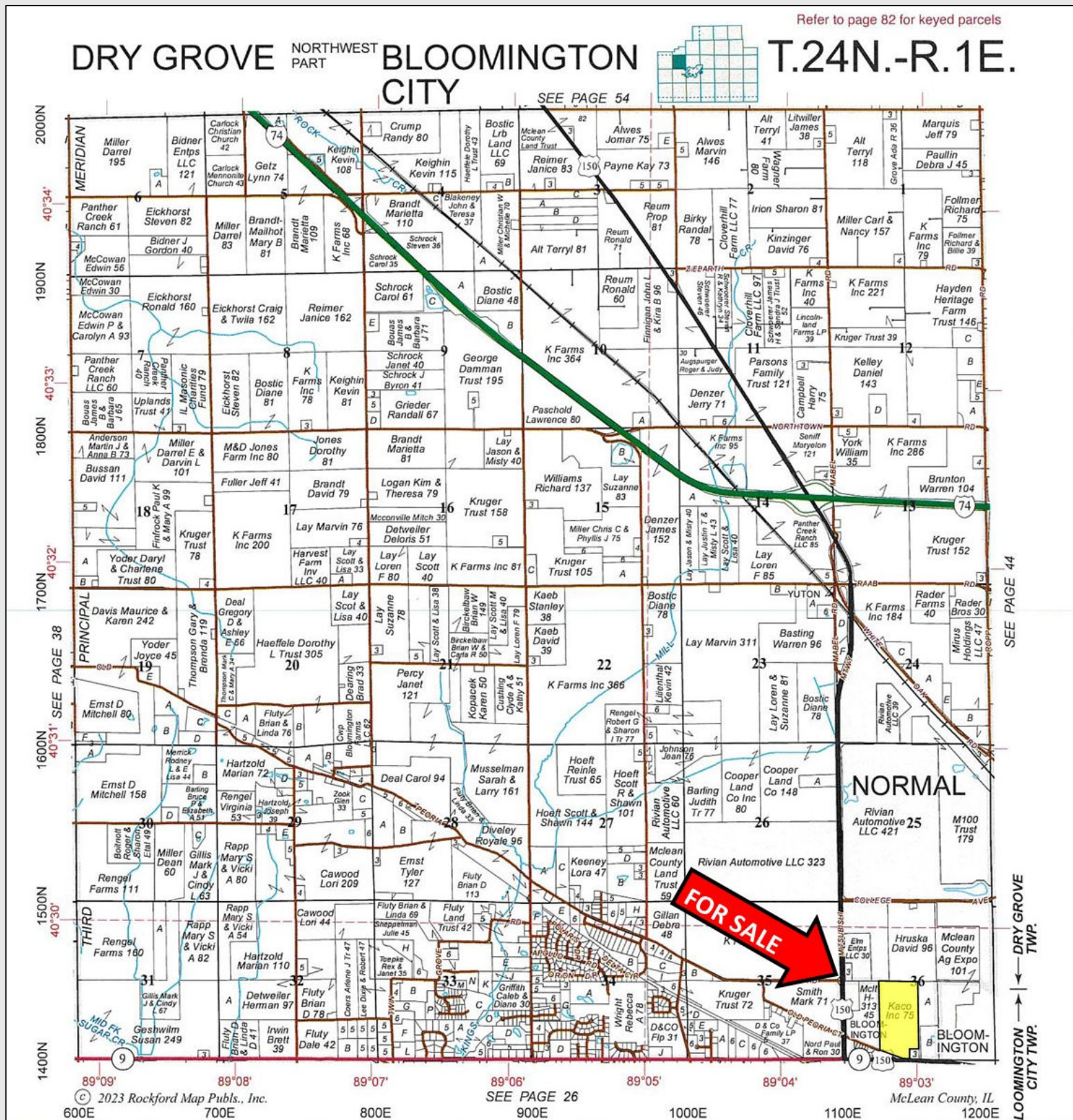
MINERAL RIGHTS: The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE TAXES: The 2024 real estate taxes payable in 2025 have been paid by the Seller. The 2025 real estate taxes payable in 2026 and all subsequent years will be the Buyer's responsibility.



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Plat Map



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Area Map



LOCATION

Physical Address

2406-2408 W Market Street
Bloomington, IL 61705

Latitude

40.490232

Longitude

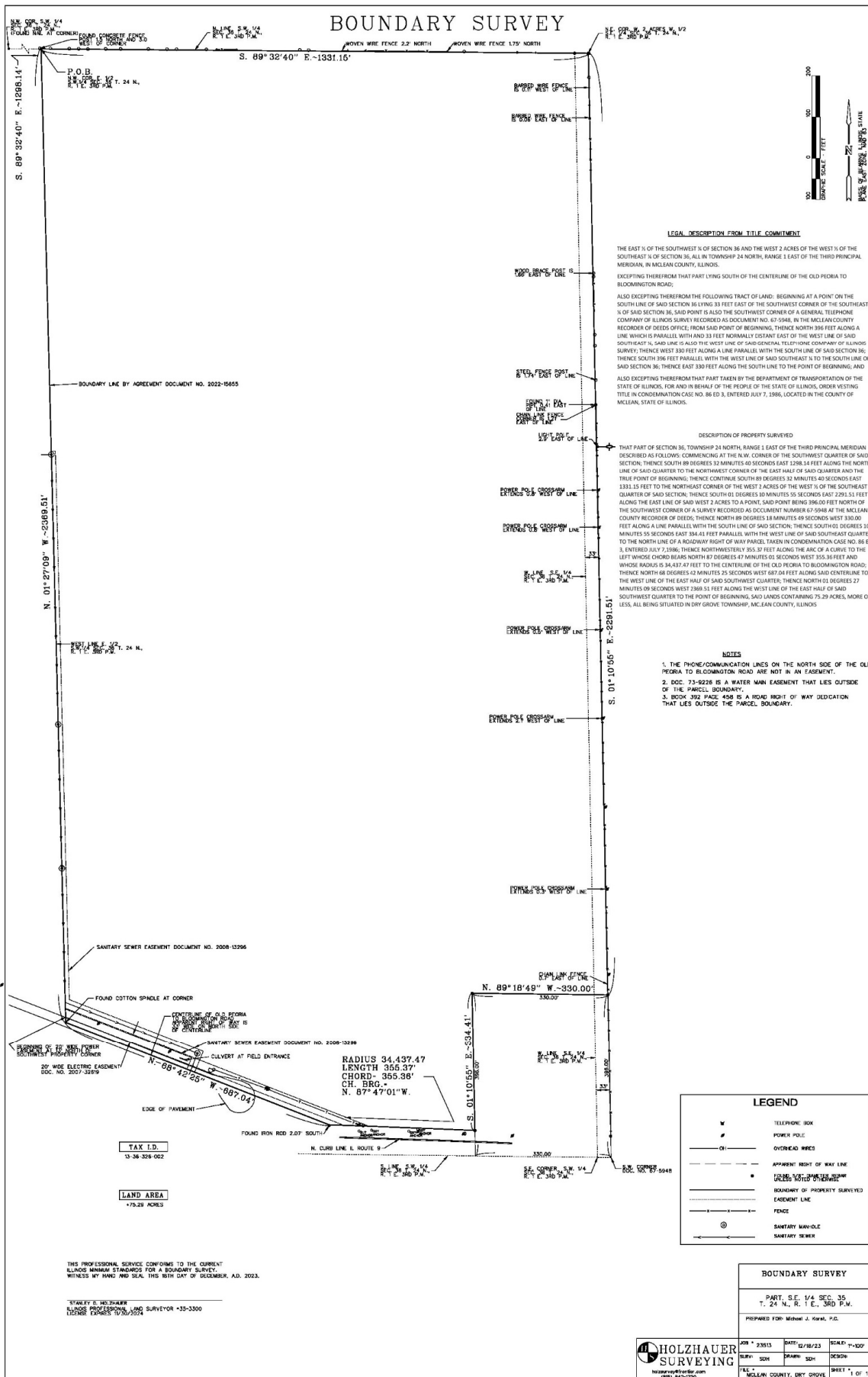
-89.052032



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Survey



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FSA Photo



United States
Department of
Agriculture

McLean County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year

Map Created March 26, 2025

Farm 1740

Tract 2489

IL113_T2489

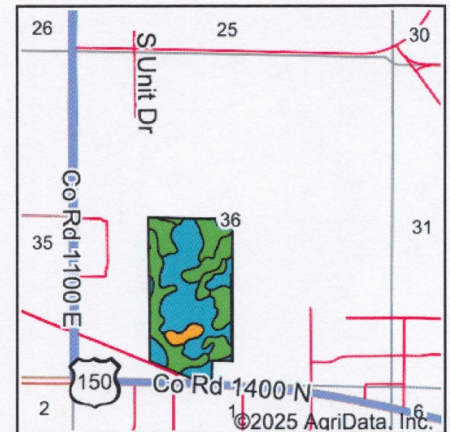
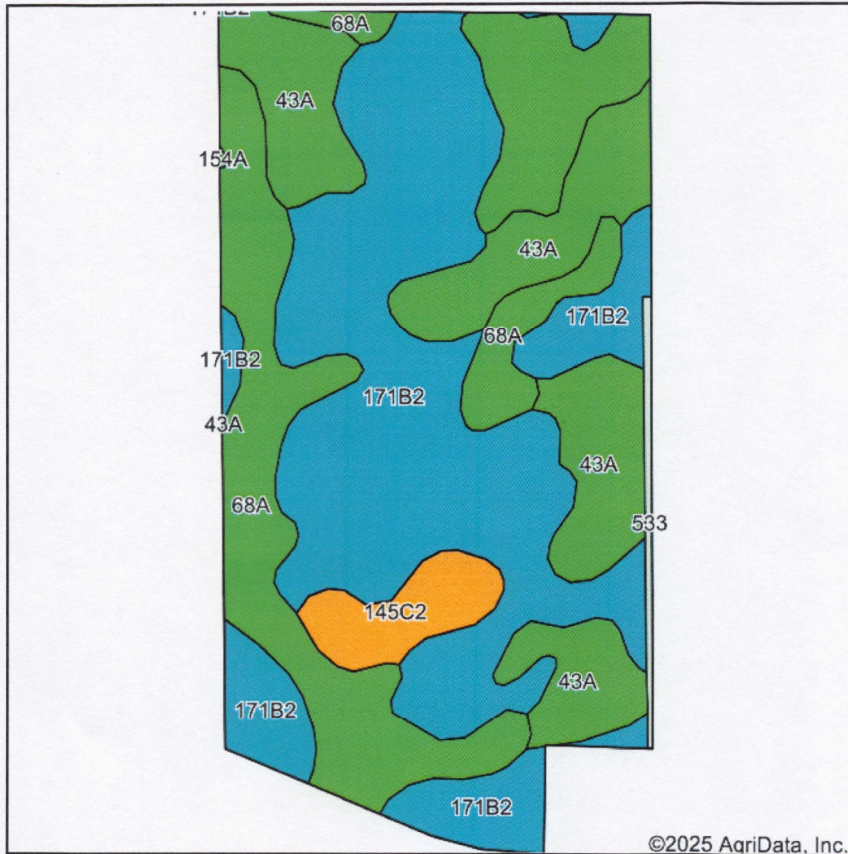
Tract Cropland Total: 76.40 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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Soils Map

Soils Map



State: **Illinois**
 County: **McLean**
 Location: **36-24N-1E**
 Township: **Dry Grove**
 Acres: **76.4**
 Date: **6/3/2025**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL113, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	36.10	47.4%		Moderately well drained	**178	**56	**69	**131
**68A	Sable silty clay loam, 0 to 2 percent slopes	20.43	26.7%		Poorly drained	**192	**63	**74	**143
43A	Ipava silt loam, 0 to 2 percent slopes	16.08	21.0%		Somewhat poorly drained	191	62	77	142
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.08	4.0%		Moderately well drained	**166	**53	**64	**123
**533	Urban land	0.71	0.9%			**0	**0	**0	**0
Weighted Average						182.3	58.5	71.2	135

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

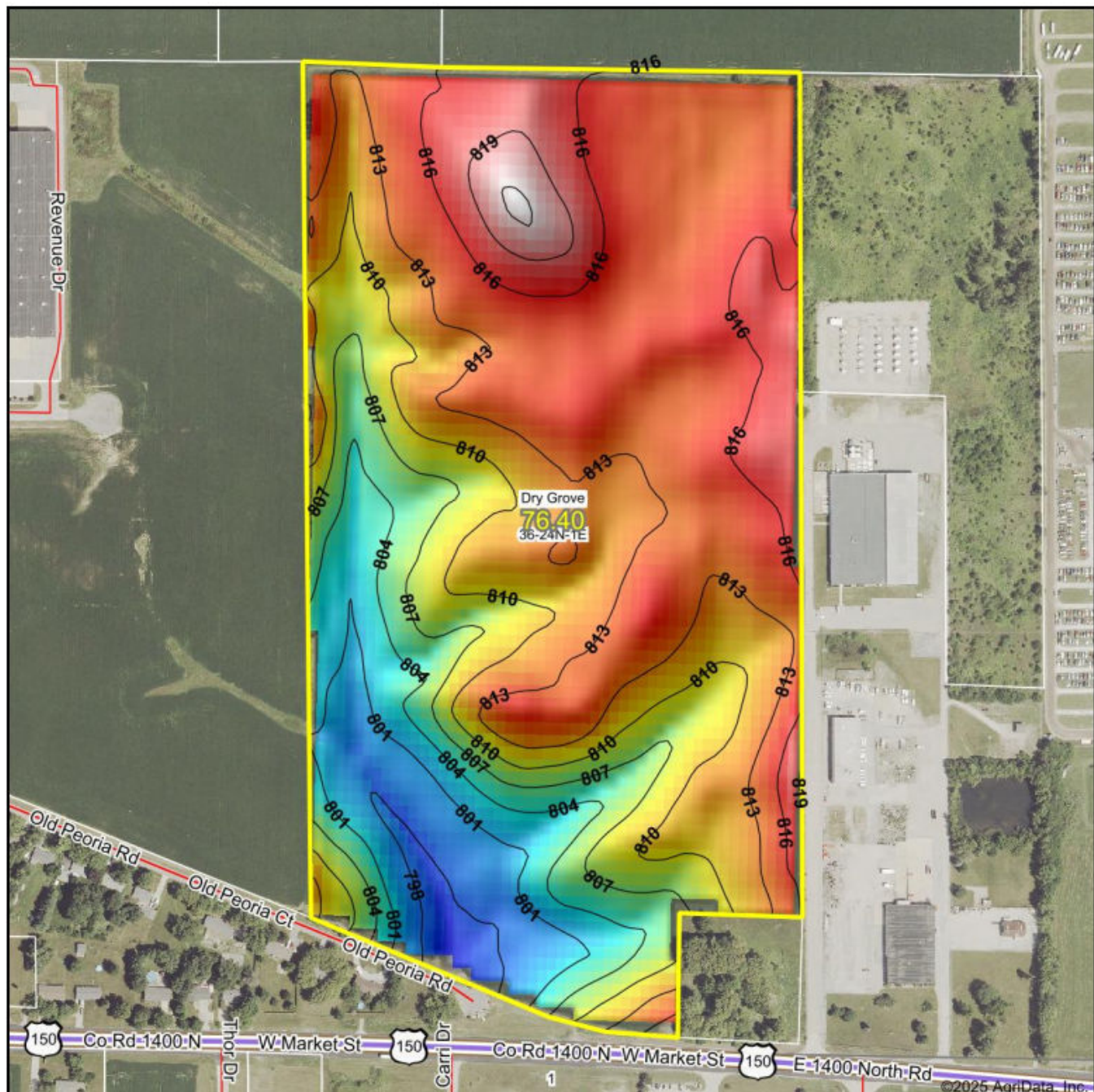
76.40 Tillable Acres

135.0 Average Soil PI

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Topography Hillshade

Topography Hillshade



Low Elevation High



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 795.4

Max: 822.4

Range: 27.0

Average: 810.4

Standard Deviation: 5.58 ft

0ft 424ft 848ft



6/3/2025

36-24N-1E
McLean County
Illinois

Boundary Center: 40° 29' 29.06", -89° 3' 8.11"

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Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2024 Tax Rate	2024 Taxes Paid In 2025
13-36-326-002	77.0	\$51,951	7.41501%	\$3,852.18

FSA Information

FSA #	1740
TRACT #	2489
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination not complete
FSA FARMLAND ACRES	76.40
DCP CROPLAND ACRES	76.40
CORN BASE ACRES	36.40
PLC YIELD CORN	151
SOYBEAN BASE ACRES	36.40
PLC YIELD SOYBEANS	46
CORN PROGRAM ELECTION	Price Loss Coverage
SOYBEAN PROGRAM ELECTION	ARC County

Source: McLean Co, Illinois USDA FSA Office.

This farm is excellently situated adjacent to Bloomington and Normal city limits and is less than a mile away from the Rivian automobile manufacturing facility. The property was once approved by City of Bloomington to be annexed and for up to 800 residential units. There is excellent road frontage along Illinois State Route 9.