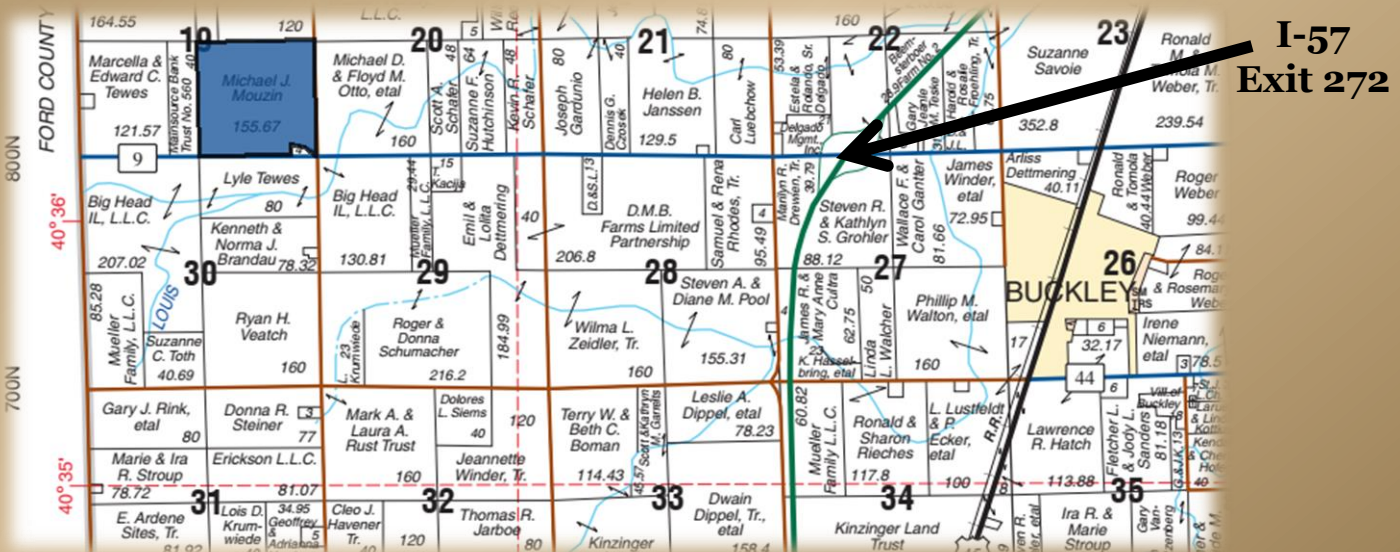




Excellent Land Investment Opportunity

157.55 acres in Artesia Township, Iroquois County
Offered at \$7,250/acre (\$1,142,237.50)



**Section 19, Township 25N,
Range 10E of the 3rd PM**

Reprinted with permission from Rockford Map Publishers, Inc., Rockford, Illinois
<http://www.rockfordmap.com/>

Contact Information

Kyle Ogden, Listing/Managing Broker
First Mid Ag Services
1515 Charleston Avenue, Mattoon, IL 61938
(Office) 217-258-1561
kogden@firstmid.com

Highlights

- Convenient access to Alliance Grain & Ludlow Cooperative grain elevators
- High Percentage Tillable

Real Estate Tax Information (2017 Payable 2018)

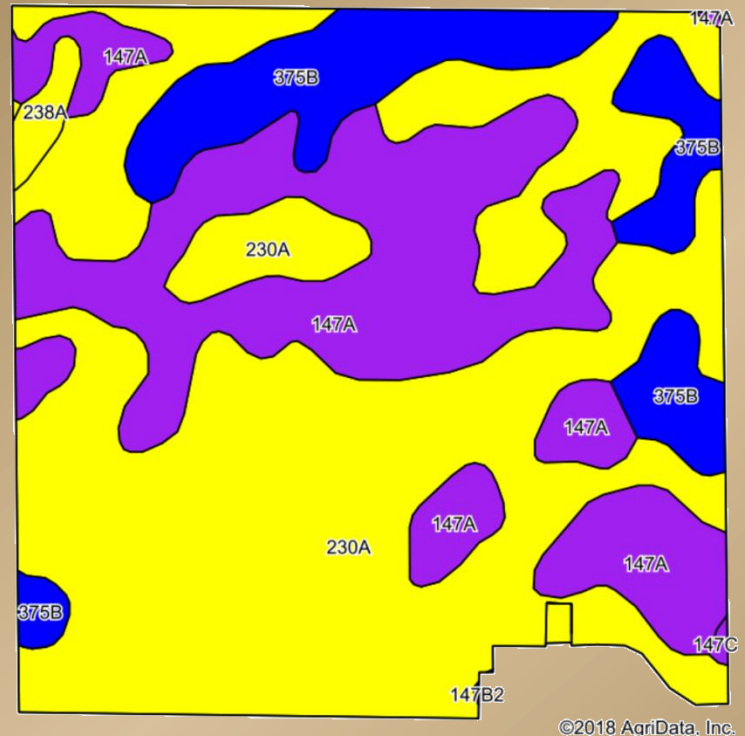
PIN	Acres	Assessed Value	Tax
29-19-400-004	155.67	\$25,410	\$2,413.68

Farm for Sale

Aerial Map, Soil Information, Yield History

 **First Mid**

AG SERVICES



Soil	Soil Description	Acres
230A	Rowe Silty Clay Loam	88.71
147A	Clarence Silty Clay Loam	44.39
375B	Rutland Silty Clay Loam	20.59
238A	Rantoul Silty Clay	1.57
147C2	Clarence Silty Clay Loam	0.18

Farm Average PI: 112.6

Tillable Acres: 155.44

General Terms:

The buyer shall provide a 10% down payment upon entering into a contract. All mineral rights owned by the seller will be conveyed. The buyer shall receive possession of the property at closing SUBJECT TO a 2018 cash rent lease with tenant Matt Barnard. Mr. Barnard and will retain his share of the 2018 crop and associated government payments. The farm lease is currently open for 2019. Buyer will receive a credit for the 2018 property taxes payable in 2019 and shall be responsible for all future taxes.

Deeded acreage exceeds tax acreage and shall be 157.55 based on information provided by the seller, through consultation with a surveyor, and information found in publicly available Iroquois County property transfer records. A survey can be done at the buyer's expense.

Kyle Ogden, Listing / Managing Broker
Phone: 217-258-1561

 **First Mid**
AG SERVICES

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers. **Agency:** First Mid Ag Services, a division of First Mid Wealth Management Company, its agents, and representatives are exclusive agents of the Seller.