

Farm for Sale

First Mid Ag Services - Farm Brokerage

First Mid

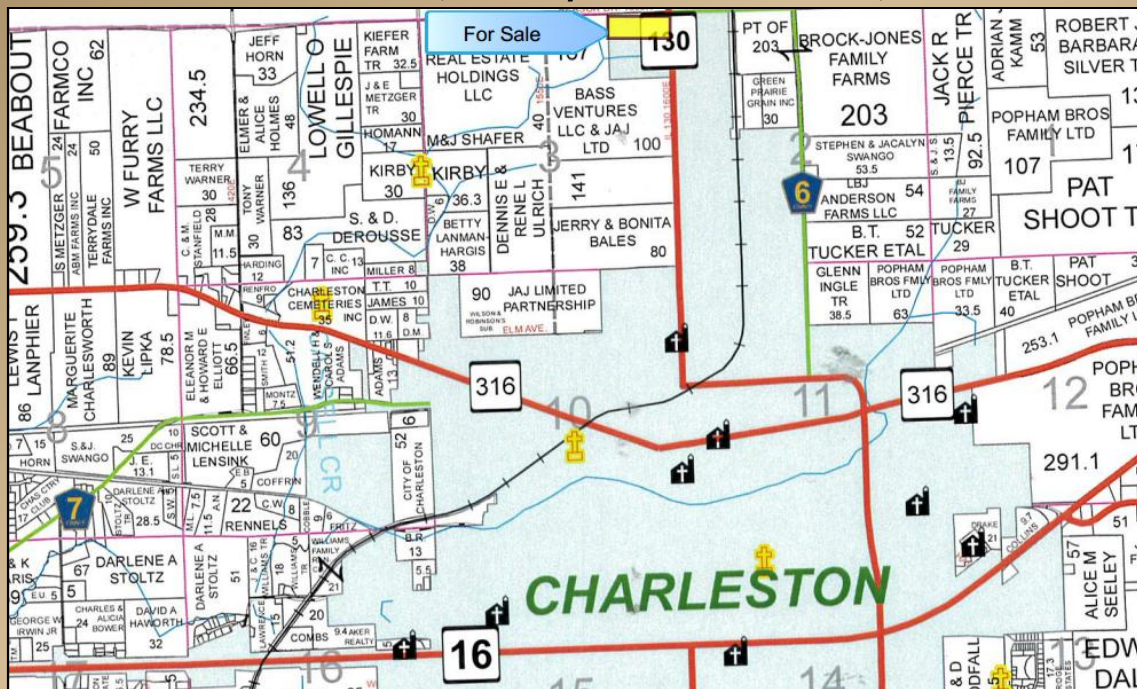
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Yarbrough Trust Farm

18.05 acres in Coles County

Offered at \$12,000/acre (\$216,600.00)



Material is subject to the Coles County Farm Bureau's copyright

Property Latitude/Longitude: 39.520564°, -88.177575°

Contact Information

Ron Pierce, Listing Broker – 217-345-8312

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First Mid Ag Services
500 W Lincoln Ave, Charleston, IL 61920
(Office) 217-345-8312

Highlights

- Commercial Development Potential
- Zoned I2 for Heavy Industrial Use

Real Estate Tax Information (2017 Payable 2018)

PIN	Acres	Assessed	
		Value	Tax
02-1-00079-000	18.05	\$8,316	\$743.78

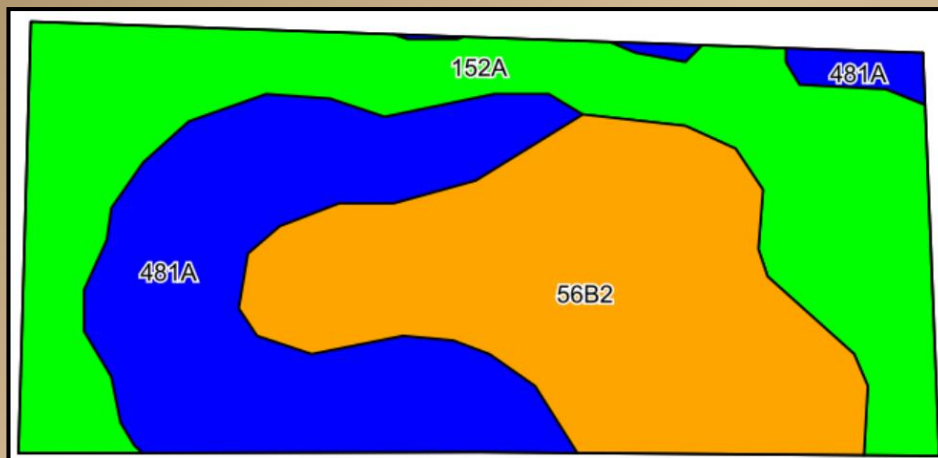
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Aerial Map, Soil Information

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

Farm Average PI: 134.2

Tillable Acres: 18.29

Soil	Soil Description	Acres
152A	Drummer Silty Clay Loam	6.66
56B2	Dana Silt Loam	6.25
481A	Raub Silt Loam	5.41

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

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 the current farm lease. 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.

Ron Pierce, Listing Broker
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