

Farm for Sale

First Mid Ag Services - Farm Brokerage

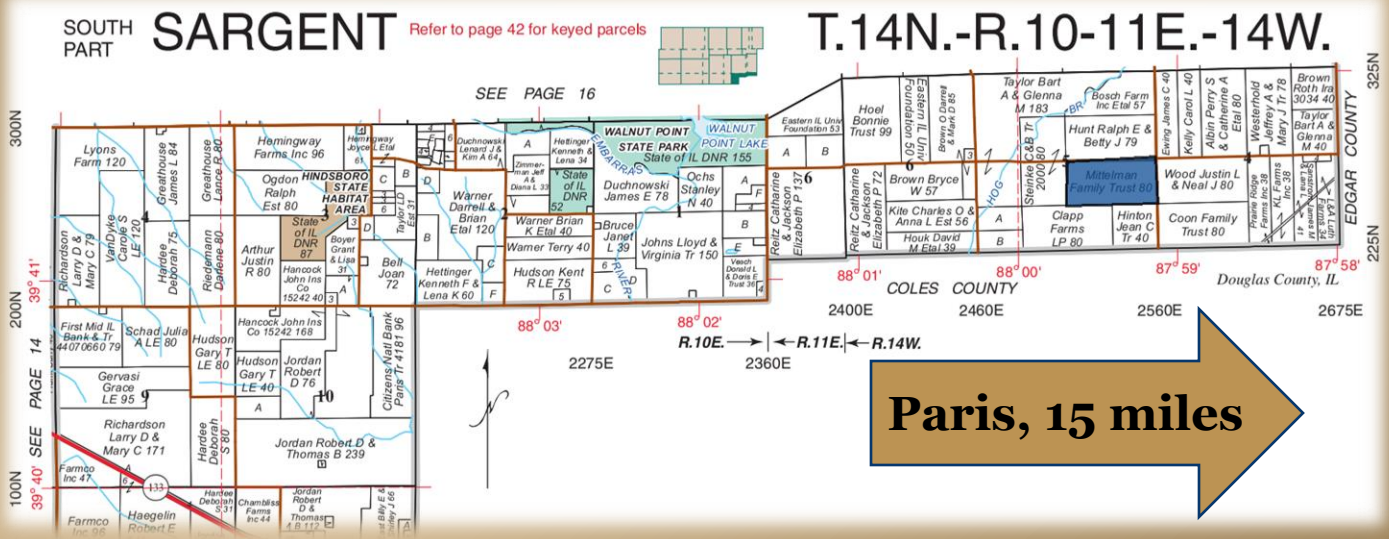
First Mid

AG SERVICES



The Mittelman Farm

80 acres in Sargent Township, Douglas County
Offered at \$11,000/acre (\$880,000.00)



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**NE Corner at 275N 2560E County Rd.
Coordinates: 39.691029, -87.990196**

Contact Information

Justin Wood, Listing Broker
217-232-9664, jlwood25@gmail.com

Kyle Ogden, Managing Broker
217-258-2022, kogden@firstmid.com

First Mid Ag Services
1515 Charleston Avenue, Mattoon, IL 61938
(Office) 217-258-1561

Highlights

- Excellent Class A Soils
- High Percentage Tillable
- Square Field
- Convenient access to local grain market in Oakland – only 3 miles to the south

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.

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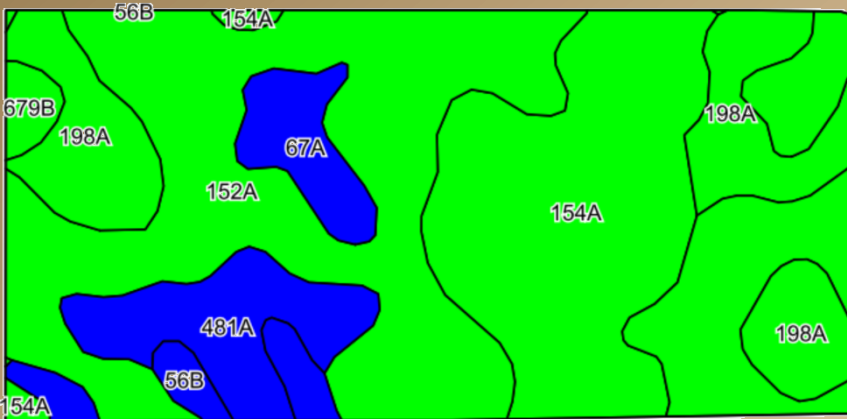
Aerial Map, Soil Information, Real Estate Taxes



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Soil	Soil Description	Acres
152A	Drummer Silty Clay Loam	35.53
154A	Flanagan Silt Loam	18.79
198A	Elburn Silt Loam	11.26
481A	Raub Silt Loam	5.85
67A	Harpster Silty Clay Loam	2.99
56B	Dana Silt Loam	2.36
679B	Blackberry Silt Loam	0.93



Farm Average PI: 142.2

Tillable Acres: 77.71

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

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

Soil Test Results

West Half - KSI Laboratories – October 2017

pH	P1	K
6.1	60	332

East Half – KSI Laboratories – October 2018

pH	P1	K
6.3	35	241

Real Estate Tax Information (2017 Payable 2018)

PIN	Acres	Assessed Value	Tax
08-18-05-400-001	60.00	\$34,039	\$3,097.82
08-18-05-400-002	20.00	\$12,108	\$1,095.20

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 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. The buyer shall be responsible for providing reimbursement to the seller for any expenses incurred for the benefit of the 2019 crop. Details are available upon request.

Justin Wood, Listing Broker
Phone: 217-232-9664



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