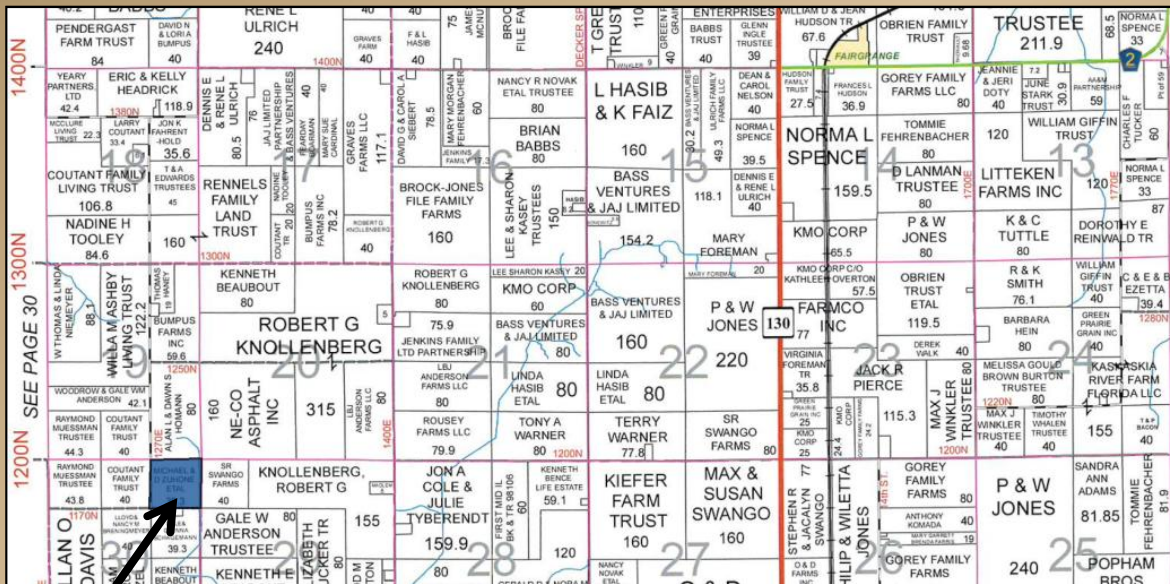


### The Zuhone Farm

39.26 acres in Seven Hickory Township, Coles County  
 Offered at \$10,250/acre (\$402,415)



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

Section 30,  
 Township 13N,  
 Range 9E of the  
 3<sup>rd</sup> PM

3 miles north of Charleston  
 SE corner of the property: 1300E 1170N County Rd.  
 Coordinates: 39.548449, -88.235576

#### Contact Information

Cory Kauffman, Listing Broker  
 Phone - 217-258-0498  
 ckauffman@firstmid.com

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

#### Highlights

- Convenient access to drainage outlet
- Excellent Yield History & Fertility

#### Real Estate Tax Information (2017 Payable 2018)

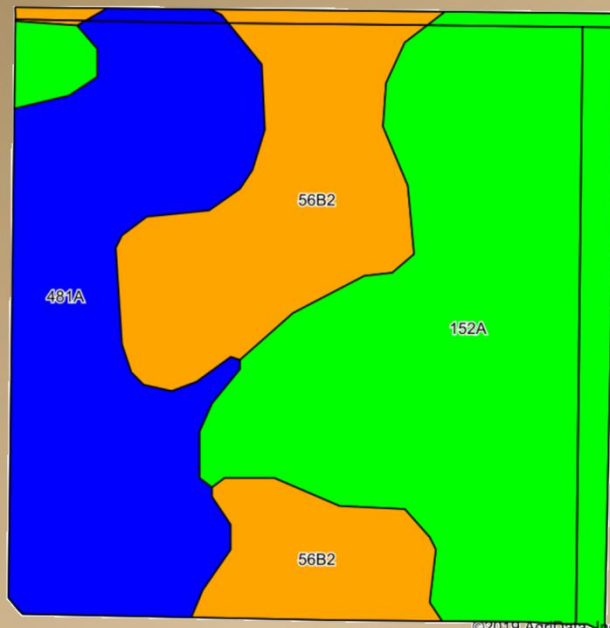
PIN	Acres	Assessed Value	Tax
12-0-00536-000	39.26	\$16,955	\$1,339.62

# Farm for Sale

Aerial Map, Soil Information, Yield History



AG SERVICES



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

Soil	Soil Description	Acres
152A	Drummer Silty Clay Loam	17.23
481A	Raub Silt Loam	11.21
56B2	Dana Silt Loam	9.66

Farm Average PI: 136

Tillable Acres: 38.1

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

## Soil Test Results

### West Half - KSI Laboratories – June 2016

pH	P1	K
6.2	145	475

### East Half – KSI Laboratories – October 2017

pH	P1	K
6.3	198	410

## Yield History

Year	Corn	Soybeans
2018	241.4	66.4
2017	214.9	67.4
2016	196.0	75.3
2015	215.4	60.0
2014	228.6	64.9

## 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.

**Cory Kauffman, Listing Broker**  
Phone: 217-258-0498



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.