



# First Mid

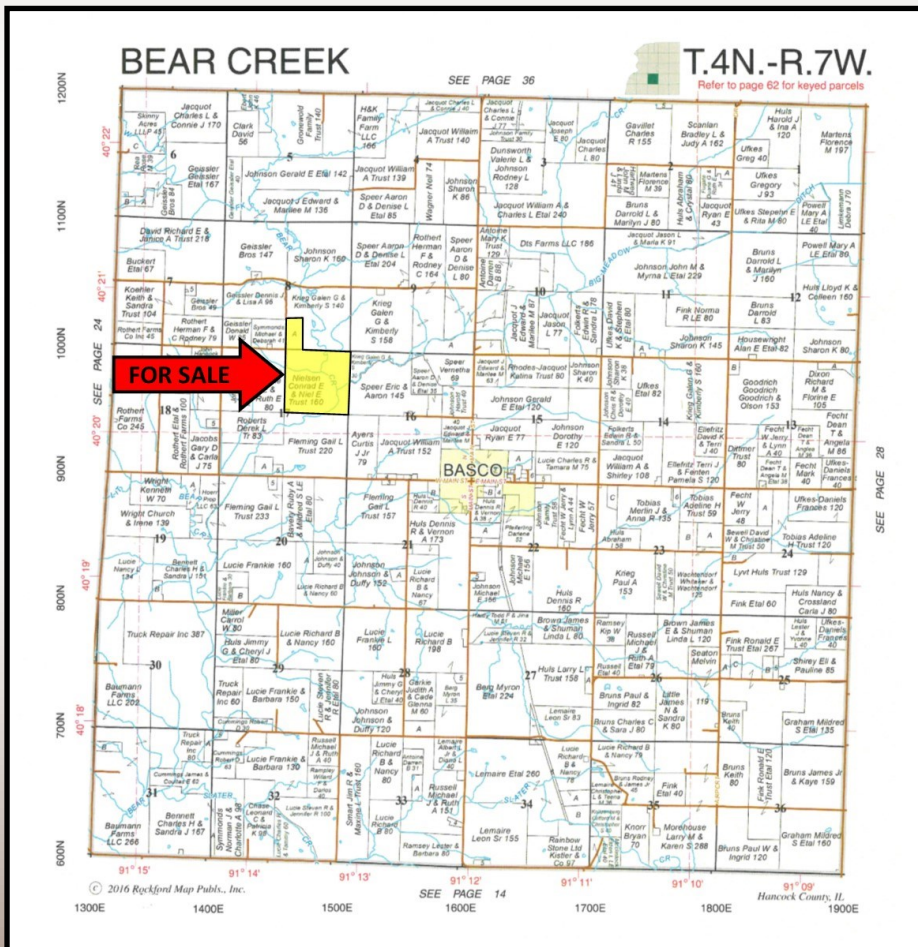
## AG SERVICES

### Hancock County Farmland For Sale!

### 180.0+/- Acres

**The Nielsen Family Trust Farm**  
This farm is located just west of  
Basco, Illinois off  
County Highway 11.

**Listed @  
\$5,900/Acre**



- 30.06 acres enrolled in CRP contracts - over \$5,900 in annual contract payments
- Productive tillable farmland & recreational potential!

#### For More Information Contact:

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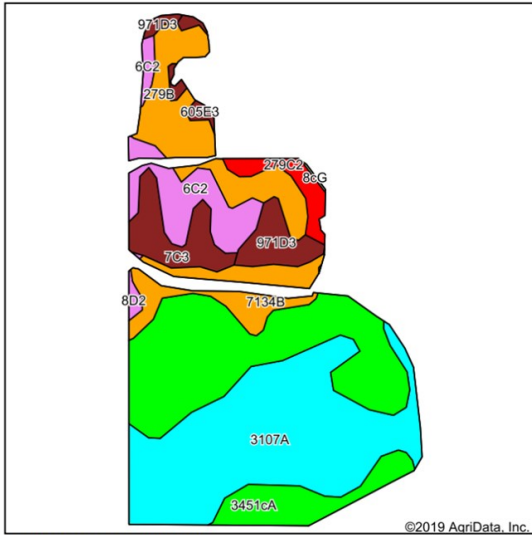


# First Mid

## AG SERVICES

180.0+/- Acres  
Farmland  
Hancock County, IL

### Soil Map



Soils data provided by USDA and NRCSS.

### Soils Legend:

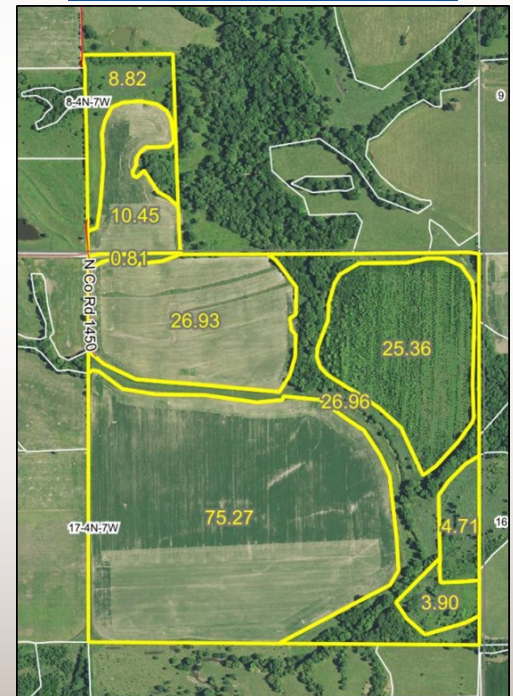
- 3107A - Sawmill silty clay loam
- 3451cA - Lawson silt loam
- 279B&C2 - Rozetta silt loam
- 6C2 - Fishhook silty clay loam
- 7134B - Camden silt loam
- 7C3 - Atlas silty clay loam
- 971D3 - Fishhook-Atlas silty clay loams
- 605E3 - Ursa clay loam
- 8D2 & 8cG - Hickory silt loam



### Weighted Soil PI: 123.6

Aerial Photo and Soils data  
Provided by AgriData Inc.

### Aerial Photo



FSA FARM# / TRACT#	5508 / 2838
HEL (Highly Erodible) STATUS	HEL field on tract. Conservation system being actively applied.
WETLANDS PRESENCE	Determination Not Complete
FSA FARMLAND ACRES	183.21
DCP CROPLAND ACRES	146.62
CORN BASE ACRES	115.25
PLC YIELD CORN	156
WHEAT BASE ACRES	1.30
PLC YIELD WHEAT	44

### Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes Paid in 2019
18-08-000-078	20.0	\$1,941	8.39995%	\$163.04
18-17-000-174	160.0	\$56,662	8.39995%	\$4,759.58

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

### General Terms:

Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the Buyer. Seller will grant 100% possession at closing, subject to any agricultural lease. Seller to provide evidence of agricultural lease termination. 2018 real estate taxes due in 2019 have been paid by the Seller. 2019 real estate taxes payable in 2020 will be paid by the Seller via a credit at closing based on the most recent real estate tax information available. All mineral rights owned by the Seller will be conveyed. Legal description indicates some mineral rights may no longer be with farm. For more information, request a full brochure at [www.firstmidag.com](http://www.firstmidag.com) or call listing broker, Casey Watson at 309-687-6009.