



# First Mid

## AG SERVICES

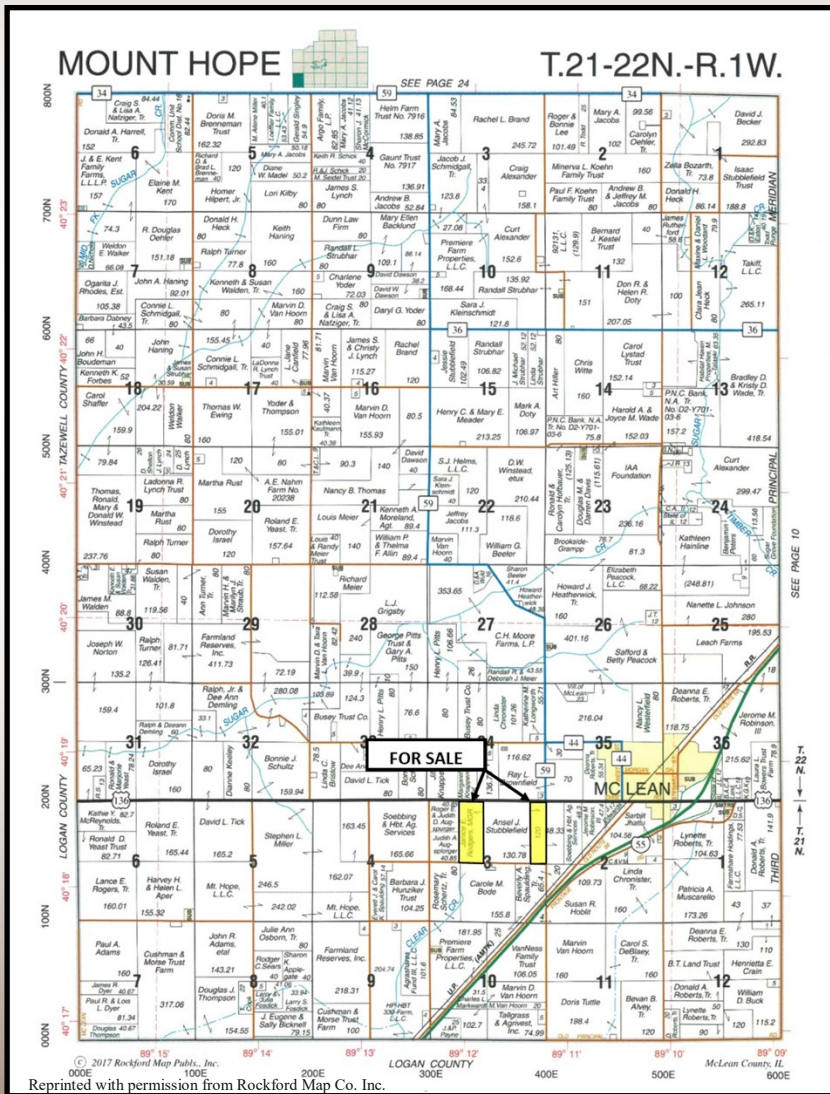
# McLean County Farmland For Sale!

## 120+/- Acres

### The Rodgers Family Farmland, LLC Farm

This highly tillable farm is located just 1 mile  
West of McLean, IL along Route 136.

**Listed @  
\$11,250/Acre**



- Easy to access from Interstate 55
- Frontage on Route 136
- Excellent yield history

**For More Information Contact:**

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Managing Broker  
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The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management Co. is the Listing Broker, Dan Patten and David Klein, Real Estate Brokers, are the designated agents and represent the Seller in this transaction. First Mid, the Seller and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

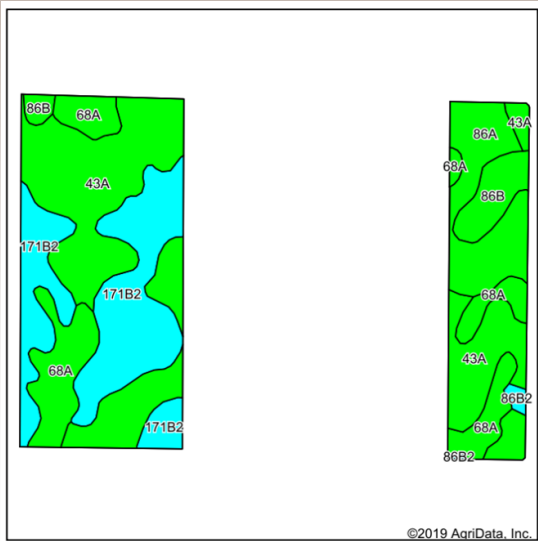


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120+/- Acres  
Farmland  
McLean County, IL

### Soil Map



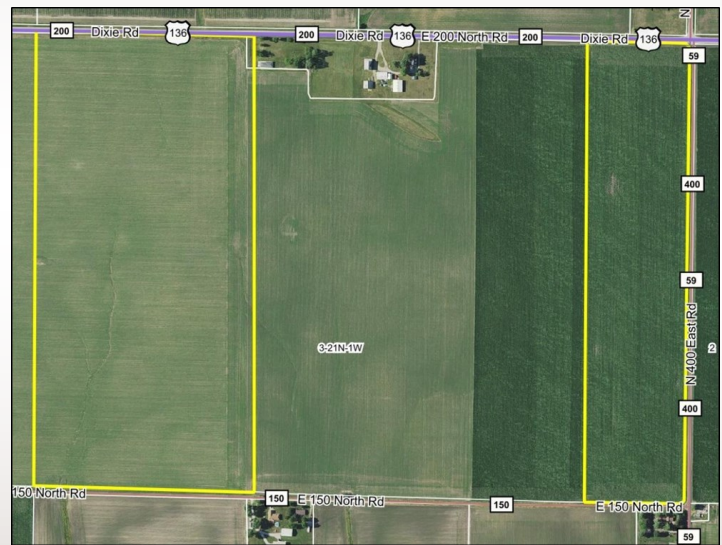
### Soils Legend:

- 43A - Ipava silt loam
- 171B2 - Catlin silt loam
- 68A - Sable silty clay loam
- 86A,B&B2 - Osco silt loam

### Weighted Soil PI: 138.9

Aerial Photo and Soils data  
Provided by AgriData Inc.

### Aerial Photo



### Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2014	247	72
2015	149	59
2016	232	70
2017	245	72
2018	261	79
<b>Average:</b>	<b>226.8</b>	<b>70.4</b>

### Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes Paid in 2019
33-03-100-007	5.0	\$2,358	8.91362%	\$210.18
33-03-100-010	70.0	\$34,762	8.91362%	\$3,098.56
33-03-100-011	5.0	\$2,662	8.91362%	\$237.28
33-03-200-003	40.0	\$21,760	8.91362%	\$1,839.60

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 tenant's 2019 farming rights. Seller will retain all 2019 crops and associated government payments. 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. Buyer will be responsible for 2020 and future real estate taxes. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at [www.firstmidag.com](http://www.firstmidag.com).