



First Mid

AG SERVICES

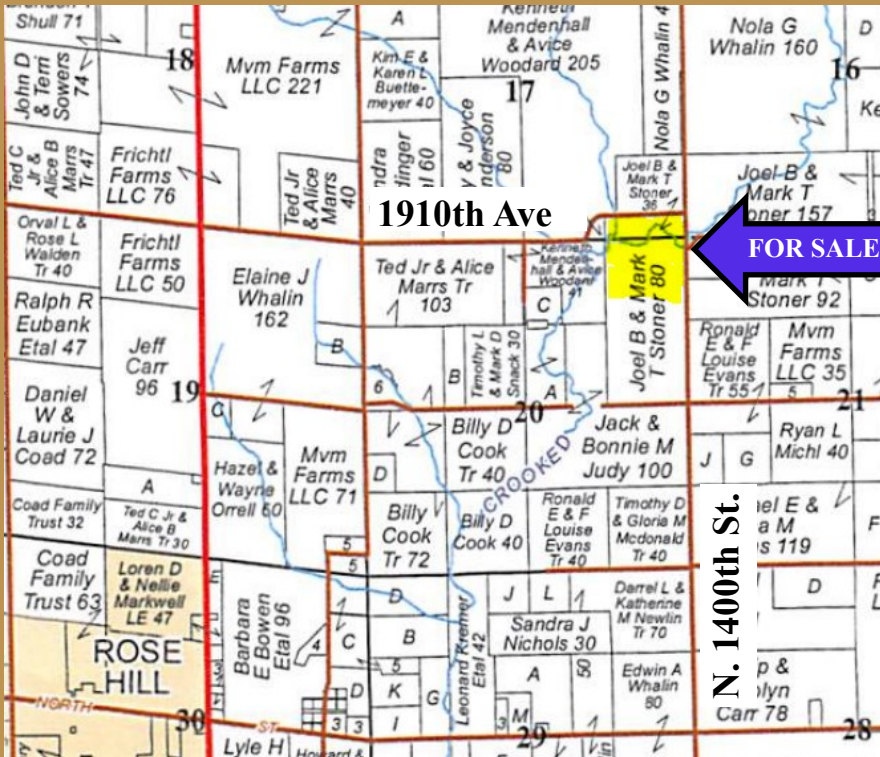
Jasper County
Farmland
For Sale!

40.0 +/- Acres

The Stoner Farm is an ideal property that offers opportunities for crop production, livestock, hunting & recreation.

Listed @
\$4,050/acre

Jasper County | Crooked Creek Township



Just 2 1/2 miles northeast of Rose Hill with timber, ponds, pasture & cropland.

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Coordinates: 39.123995°, -88.116136°

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 is the Listing Broker, Ron Pierce, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller and designated agent 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. Horses not included.

For More Information Contact:

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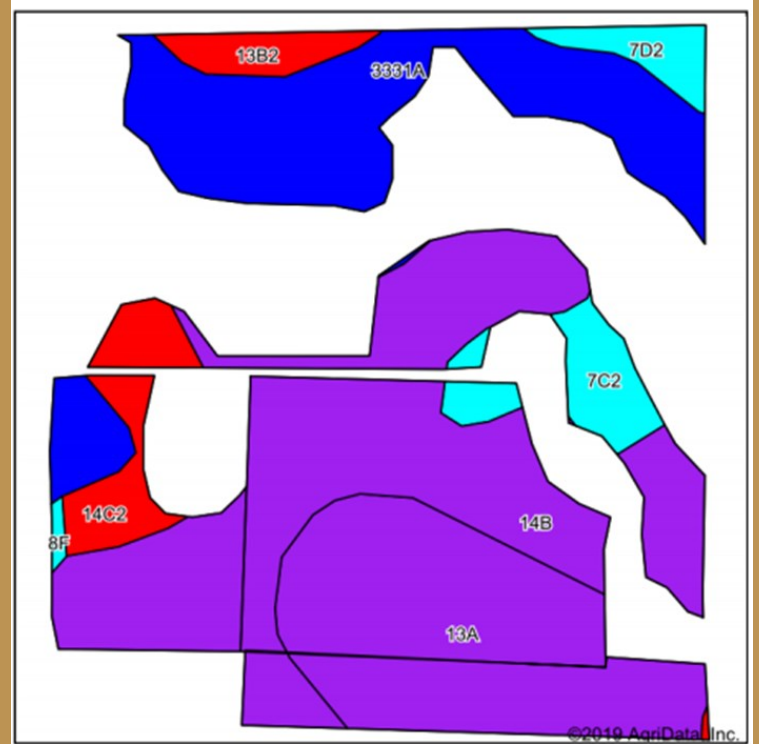
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Stoner Farm
40.0 +/- Acres
Jasper County, Illinois

Aerial Map



Soils Map



Aerial Map & Soils data provided by Agridata, Inc.

FSA Information:

Farm #4737, Cropland: 7.34 Acres

Real Estate Taxes

Parcel ID	Acres	Tax Rate	2018 Taxes
20-03-17-400-17	33.98 (part)	8.369180	\$311.34
20-03-17-400-009	1.78	8.369180	\$8.38
20-03-200-005	80 (part)	8.369180	\$1,409.38

Soils	Soil Description	%
14B	Ava Silt Loam	37.5%
13A	Bluford Silt Loam	24.5%
3331A	Haymond Silt Loam	23.4%
14C2	Ava Silt Loam	5%
7C2	Atlas Silt Loam	4.6%
13B2	Bluford Silt Loam	2.4%
7D2	Atlas Silt Loam	2.3%
8F	Hickory Silt Loam	0.3%

General Terms:

Listing Price: \$4,050/acre on 40.0+/- acres or \$162,000. Buyer will enter into a contract with a 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the purchase price will be furnished by the Seller to the Buyer. The 2018 real estate taxes due in 2019 and the 2019 real estate taxes due in 2020 will be paid by the Seller via a credit at closing, if not already paid, based on the most recent real estate tax information available. Seller will grant 100% possession at closing, subject to the rights of any tenant in possession of the property. The Seller will retain the 2019 rents, crops and government payments. www.firstmidag.com