



First Mid

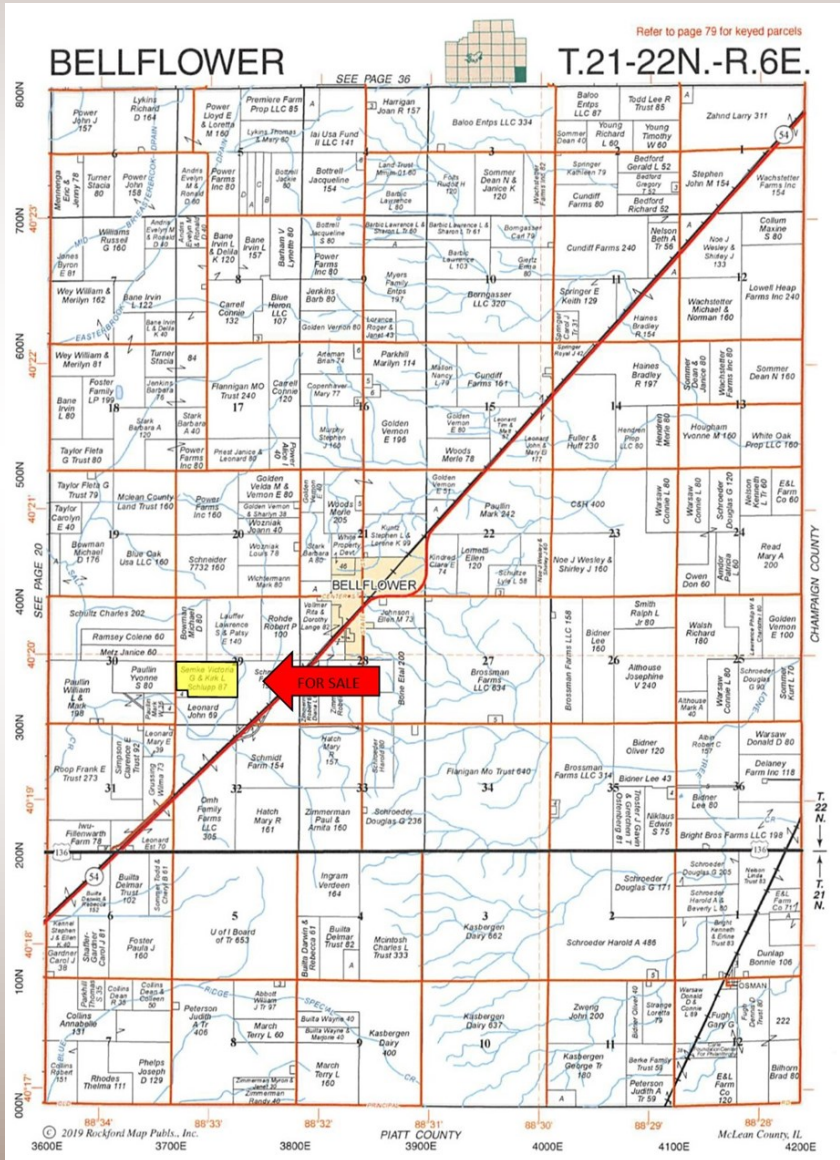
AG SERVICES

McLean County
Farmland
For Sale!

87.43 +/- Acres

The V&K 401k Trust Farm

This is a highly tillable farm located 2 miles southwest of Bellflower, Illinois.



- Existing wind energy agreement with Geronimo Energy.
- A well drained farm
- Excellent Fertility

For More Information Contact:

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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, Daniel 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.

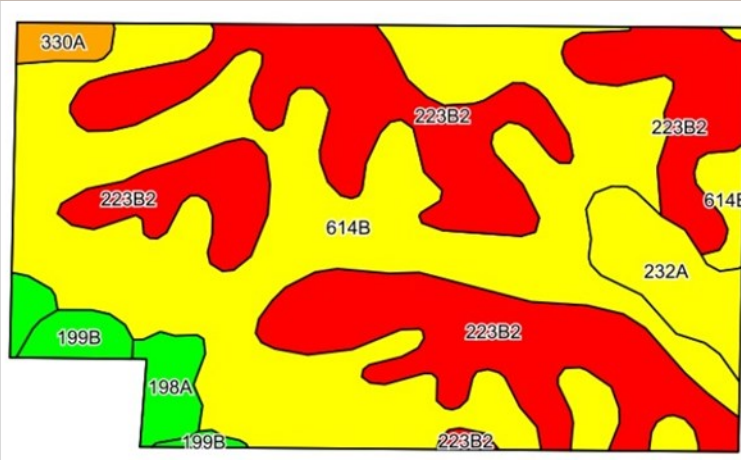


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87.43 +/- Acres
Farmland
McLean County, IL

Soil Map



Soils Legend:

- 614B - Chenoa silty clay loam
- 223B2 - Verna silt loam
- 232A - Ashkum silty clay loam
- 198A - Elburn silt loam
- 199B - Plano silt loam
- 330A - Peotone silty clay loam

Weighted Soil PI: 121.7

Aerial Photo and Soils data
Provided by AgriData Inc.

Aerial Photo

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2015		60.0
2016	196.5	
2017		47.1
2018	235.0	
2019		55.9
Average:	215.8	54.3



Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes to be paid in 2019
32-29-300-005	50.0	\$12,092	8.00482%	\$967.94
32-29-300-006	37.04	\$10,623	8.00482%	\$850.36

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. Buyer will receive the 2020 cash rent (or credit). 2019 real estate taxes due in 2020 to be paid by the Seller via a credit at closing, based upon the most current real estate tax information available. 2020 real estate taxes due in 2021 will be paid by the Buyer. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at www.firstmidag.com.