



First Mid

AG SERVICES

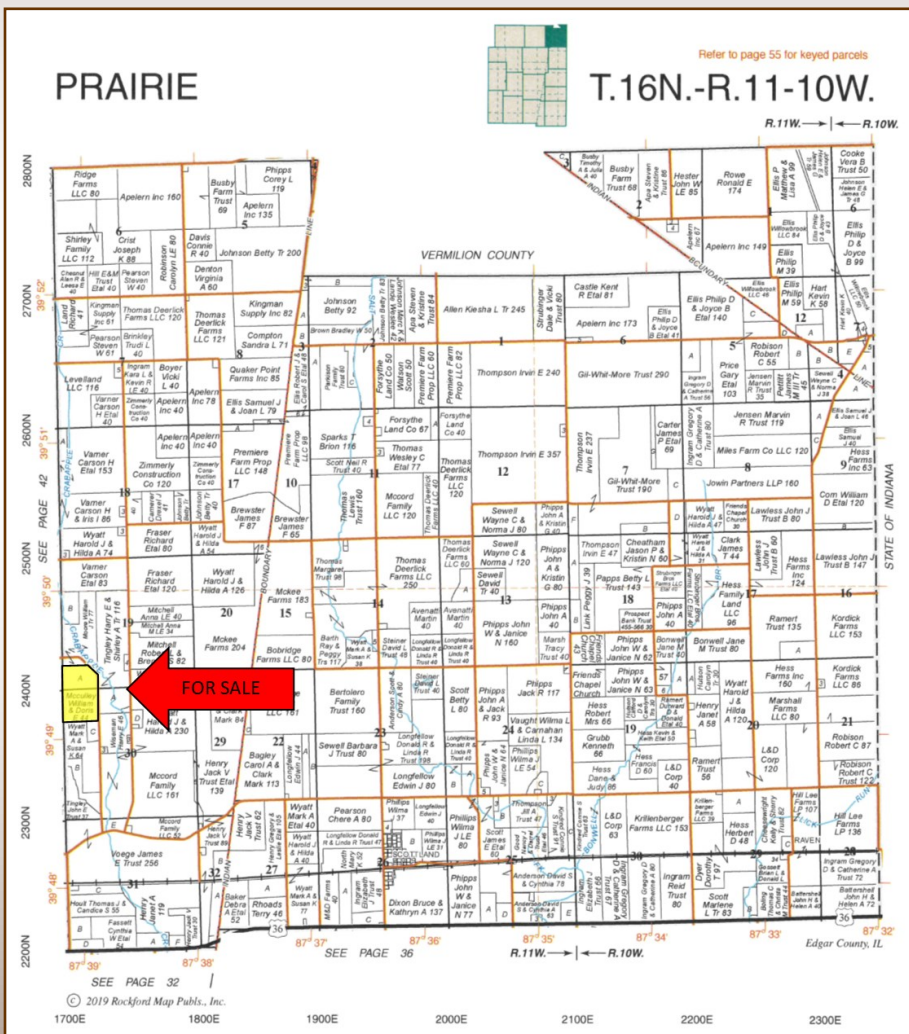
Edgar County
Farmland
For Sale!

73.16 +/- Acres

The Hurst Farm

This farm consists of mostly Class A and B soils located 1 mile northeast of Chrisman, Illinois.

**Listed @
\$7,500/acre
Price Reduced!**



- Mix of farmland and timber
- 59 tillable acres
- Located 1.5 north of Route 36

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, Justin Wheeler and David Klein, Real Estate Brokers, are the designated agents and represent the Seller Only 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.

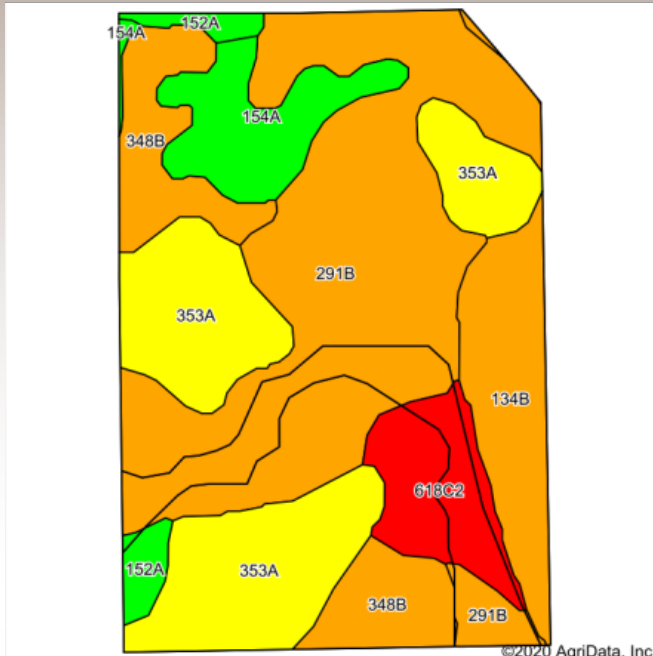


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73.16 +/- Acres
Farmland
Edgar County, IL

Soil Map



Soils Legend:

- 291B - Xenia silt loam
- 353A - Toronto silt loam
- 348B - Wingate silt loam
- 134B - Camden silt loam
- 154A - Flanagan silt loam
- 618C2 - Senachwine silt loam
- 152A - Drummer silty clay loam

Weighted Soil PI: 121.4

Aerial Photo and Soils data
Provided by AgriData Inc.

Aerial Photo



Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2017		50.39
2018	218.91	
2019		58.81
Average:	218.91	54.60

Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Assessment	2019 Tax Rate	2018 Taxes to be paid in 2019
10-04-19-300-002	28.87	\$10,140.00	6.687040%	\$678.08
10-04-30-100-001	44.29	\$10,610.00	6.687040%	\$709.50

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. The 2020 real estate taxes payable in 2021 will be paid by the Sellers via a credit at closing based upon the most recent real estate tax information available. Seller will grant possession of the property to Buyer at closing, subject to the 2020 lease. Seller to provide evidence of terminated lease to buyer and open tenancy for 2021. Seller will retain all of the 2020 crops, cash rent, and government payments. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at www.firstmidag.com.