



First Mid

AG SERVICES

McLean County Farmland Auction

120.1+/- Acres



The Sutter Trust Farm

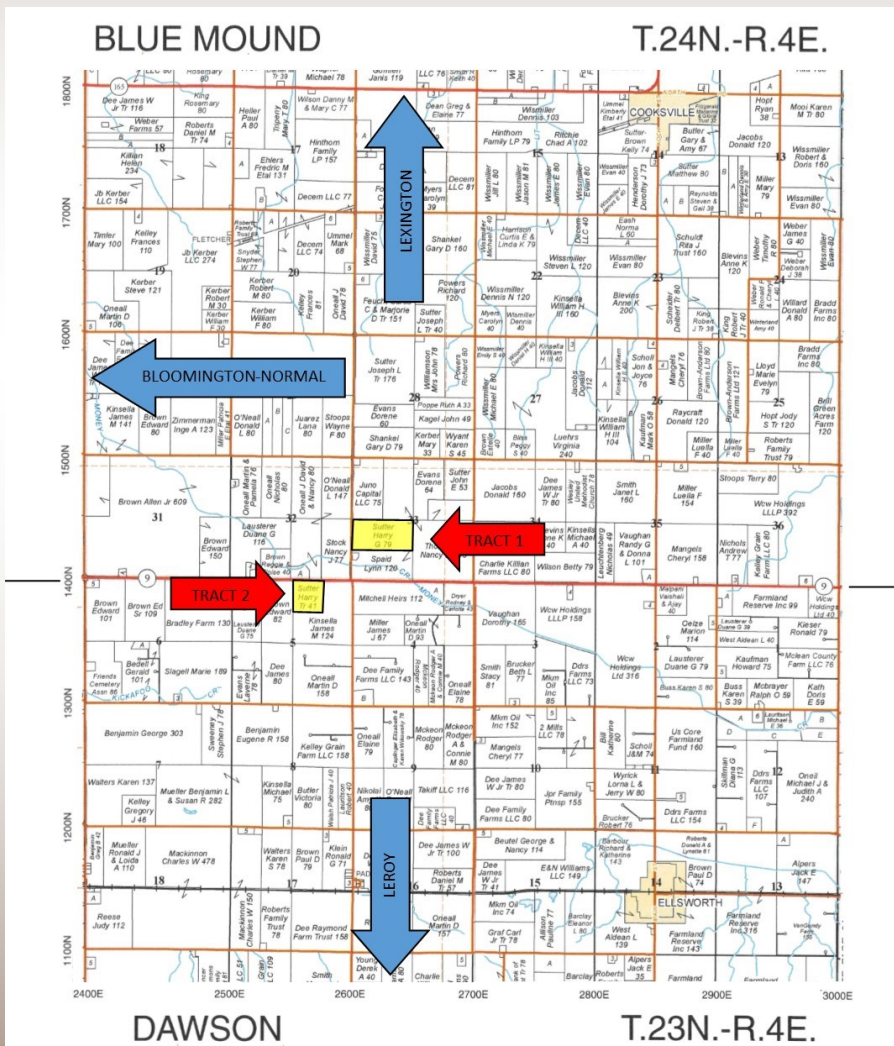
This prime farmland is located just 7.5 miles east of Bloomington-Normal, IL on Route 9 & LeRoy/Lexington Blacktop.

The trustees of the **Sutter Trust Farm** have decided to sell their 120.1+/- acre property northwest of Ellsworth, IL. **Sealed Bids will be due on November 13th, 2020** to First Mid Ag Services Bloomington, Illinois office by 12 Noon. The top 12 bidders will be notified and allowed to raise bids at a private auction on **November 17th**.

Tract 1: 78.73 +/- Tax Acres

Tract 2: 41.37 +/- Tax Acres

Additional terms are noted in the Bidder's Information Package that can be obtained by calling our Bloomington office at (309) 665-0955 and ask for Tyler Roth, Dan Patten, or David Klein. You can also request a brochure via email at: dklein@firstmid.com.



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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 is the Listing Broker, Tyler Roth and Dan Patten, 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. Due to COVID-19 precautions, attendance will be limited to qualified bidders on **November 17th**.

For More Information Contact:

Tyler Roth, Broker
(309) 665-0958
E-mail: troth@firstmid.com

Dan Patten Broker
(309) 665-0962
E-mail: dpatten@firstmid.com

David Klein, ALC
Managing Broker, Auctioneer
(800) 532-5263 or
Auctioneer Lic. #441.001928

First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

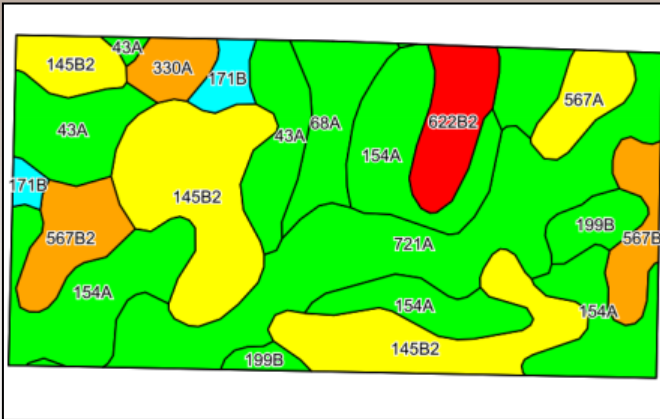


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120.1+/- Acres
Farmland Auction
McLean County, IL

Cropland Soils - Tract 1



**Class A & B
Prairie Soils**

**Weighted Soil
PI: 135.3**

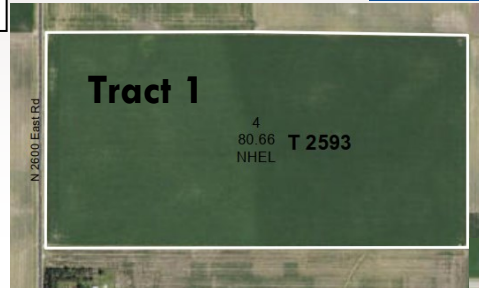
This farm has level to gentle southernly slope with no grass

Yield History

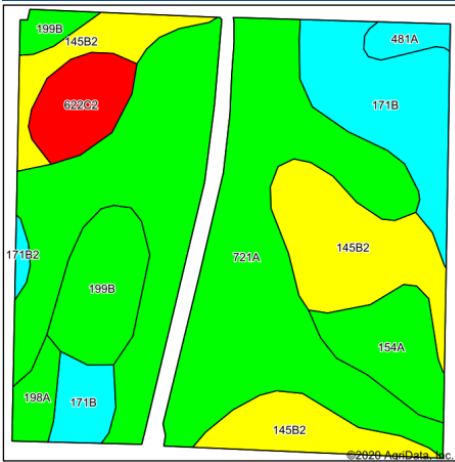
Combined Tracts 1 & 2

Year	Corn (bu/acre)	Soybeans (bu/acre)
2013		
2014		72
2015	221	
2016	238	70
2017		75
2018		
2019	218	
Ave:	225.7	73.0

Aerial Photos



Cropland Soils - Tract 2



**Class A & B
Prairie Soils**

**Weighted
Soil PI: 137.3**

This gentle northerly sloping farm is split by a grass waterway and drains to the north. A pipeline exists across this tract.



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

Aerial data provided by McLean County, IL USDA FSA Office Lines drawn are estimates.

Real Estate Tax Information

Tract	Tax Parcel #	Tax Acres	2019 Assessed Farm Land Value	2019 Tax Rate	2019 Taxes Paid in 2020
TRACT 1	16-33-300-001	78.73	\$41,856	8.95848%	\$3,749.66
TRACT 2	23-05-200-001	41.37	\$21,522	8.09250%	\$1,741.68

General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before December 31, 2020. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller shall terminate existing crop share lease(s) in writing and provide auctioneer with proof thereof. Seller shall retain the 2020 crop, as well as any and all government program payments relating to the 2020 crop year. Buyer shall be entitled to the 2021 crop, as well as any and all government program payments for 2021 and future years. 2019 real estate taxes payable in 2020 have been paid by the Seller. 2020 real estate taxes payable in 2021 to be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. 2021 real estate taxes payable in 2022, and all future years' real estate taxes, to be paid by the Buyer. David Klein, First Mid Ag Services, Auctioneer 800-532-LAND **Sealed bids are to be presented to First Mid Ag Services by 12:00 NOON, C.S.T on November 13, 2020.** The twelve highest sealed bids will have the opportunity to raise their bids on **November 17th** to determine the final high bidder. Each bidder will be notified on **November 13, 2020** with an email & phone call, followed by a letter confirmation of the location of the auction on **November 17th.** www.firstmidag.com