



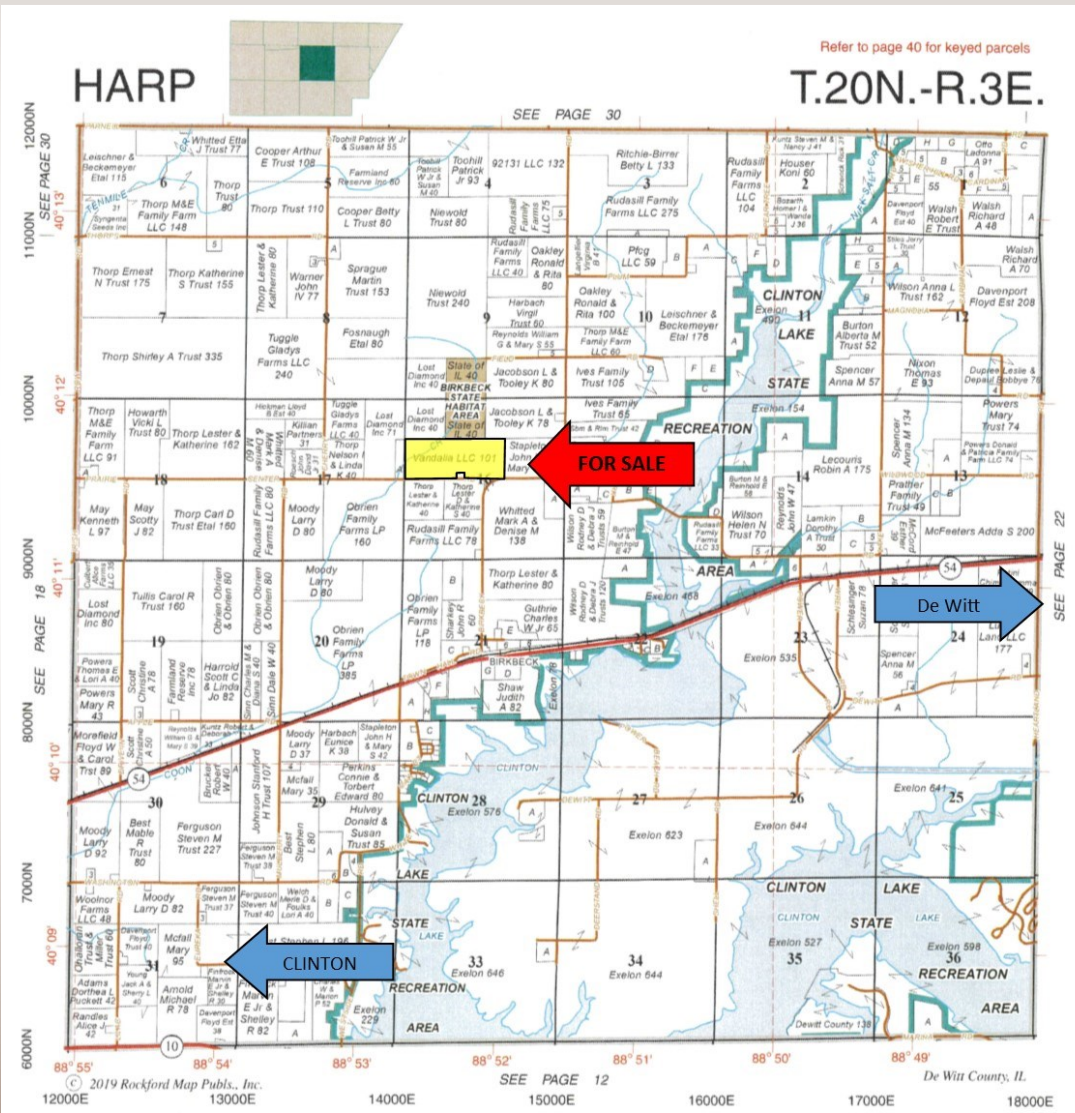
AG SERVICES

DeWitt County Farmland For Sale!

101.05 +/- Acres

The Vandalia LLC Farm

This is a highly tillable farm located
4 1/2 miles west of DeWitt, Illinois.



- Class A Soils
- A well drained farm
- Low Real Estate Taxes

For More Information Contact:

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Managing Broker**
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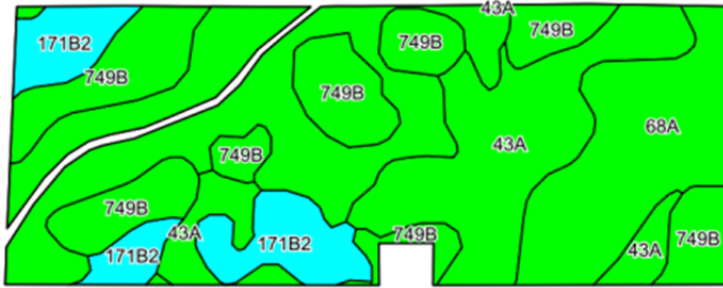


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101.05 +/- Acres
Farmland
DeWitt County, IL

Soil Map



Soils Legend:

- 68A - Sable silty clay loam
- 749B Buckhart silt loam
- 43A - Ipava silt loam
- 171B2 - Catlin silt loam

Weighted Soil PI: 141

Aerial Photo and Soils data
Provided by AgriData Inc.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2015	212.3	
2016		64.6
2017	223.3	
2018		77.1
2019	205.8	
Average:	213.8	70.9

Aerial Photo



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

Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Assessment	2019 Tax Rate	2019 Taxes to be paid in 2020
08-16-100-006	101.05	\$58,267	5.48232%	\$3,467.52

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 seller will retain the 2020 farm income. The buyer will receive the 2021 farm income. The 2020 real estate taxes due in 2021 will be paid by the seller via a credit at closing based on the most current real estate tax information available. They buyer will pay the 2021 real estate taxes. For more information, request a full brochure at www.firstmidag.com.