



First Mid

AG SERVICES

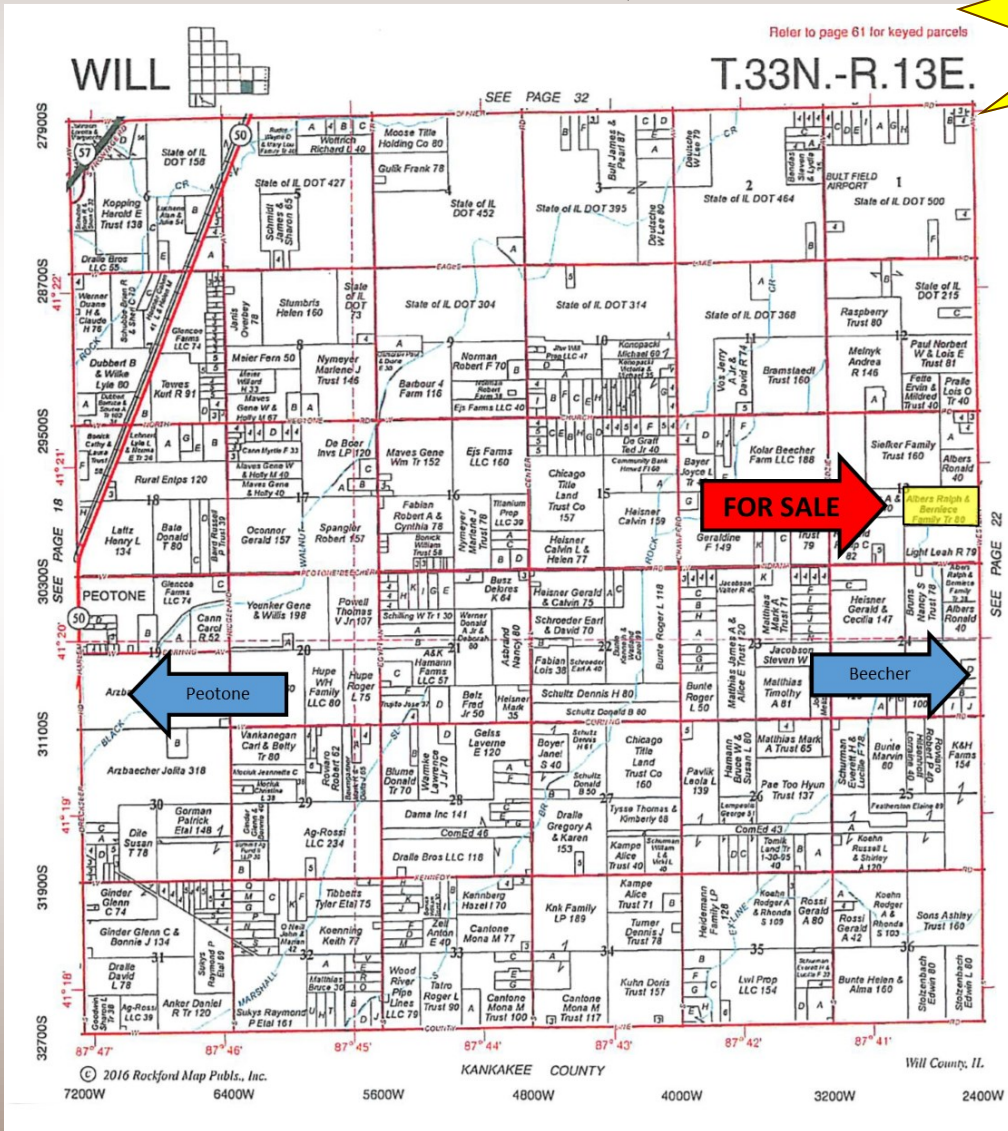
Will County
Farmland
For Sale!

80.00+/- Acres

The Albers Family Trust Farm

This is a highly tillable farm located
6 miles east of Peotone, Illinois.

**Listed @
\$7,062.50/acre**



- Productive cropland
- Solid yield history
- 44 miles south of “The Loop” Chicago

For More Information Contact:

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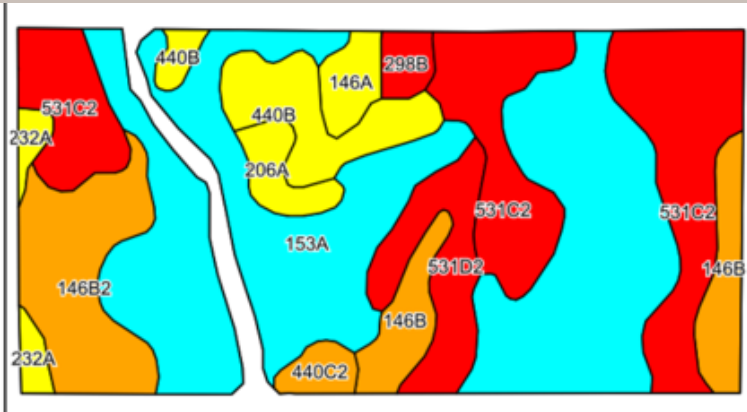


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80.00+/- Acres
Farmland
Will County, IL

Soil Map



Primary Soils:

153A - Pella silty clay loam
531C2 - Markham silt loam
146B - Elliott silty clay loam

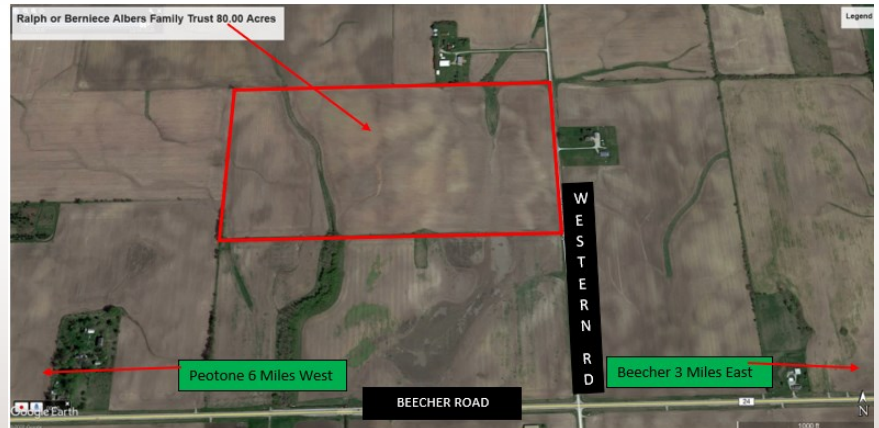
Weighted Soil PI: 124.2

Soils data
Provided by AgriData Inc.

Aerial Photo

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2016	205	
2017		53
2018	202	
2019		55
2020	175	
Average:	194	54



Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Assessment	2019 Taxes paid in 2020	Taxes Per Acre
20-21-13-400-001-0000	80	79,619	\$2,615.62	\$32.69

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 following closing. Farm has cash rent lease in place for the 2021 crop year. Cash rent lease expires upon completed 2021 harvest. 2021 cash rent will be prorated to date of purchase if closed prior to September 1, 2021. 2020 Real Estate Taxes payable in 2021 will be paid by the Seller. 2021 Real Estate Taxes payable in 2022 will prorated to date of purchase. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at www.firstmidag.com. Joseph Richie (815) 936-8973, Bourbonnais, IL.