



First Mid

AG SERVICES

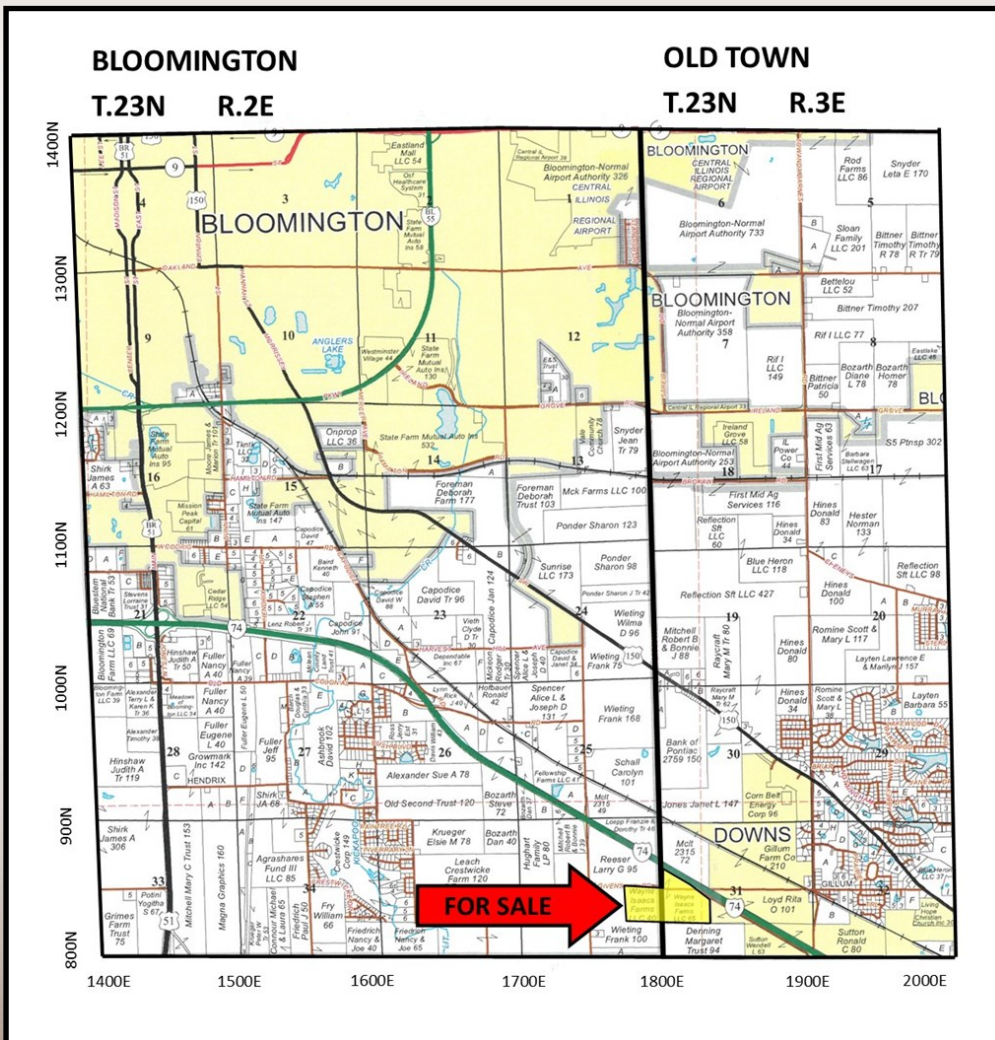
McLean County
Farmland
For Sale!

110.56 +/- Acres

The Wayne Isaacs Farms, LLC Farm

This is a productive farm located just south of Bloomington and west of Downs, IL.

Listed @
\$13,950/acre



- Convenient access from Interstate 74
- Wind energy opportunity available
- Excellent Fertility & yield history

For More Information Contact:

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Managing Broker

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First Mid Ag Services

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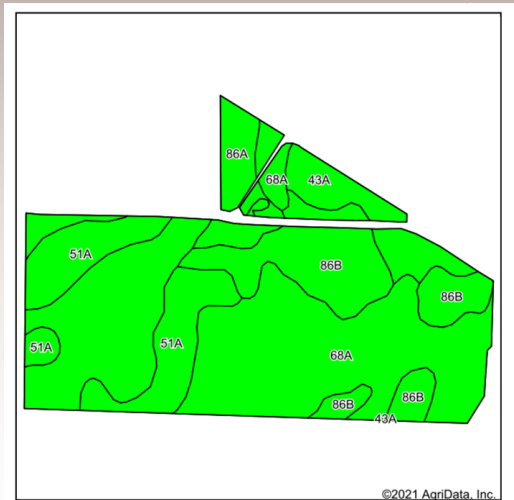


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110.56+/- Acres
Farmland
McLean County, IL

Soil Map



Soils data provided by USDA and NRCS.

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Soils Legend:

- 68A - Sable silty clay loam
- 86A&B - Osco silt loam
- 51A - Muscatune silt loam
- 43A - Ipava silt loam

Weighted Soil PI: 142.9

Aerial Photo and Soils data
Provided by AgriData Inc.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2017	213.7	-
2018	-	76.2
2019	219.3	-
2020	-	71.7
Average:	216.5	74.0

Aerial Photo



Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Assessment	2019 Tax Rate	2019 Taxes Paid in 2020
21-36-400-002	40.00	\$26,779	8.23354%	\$2,204.86
22-31-100-005	65.29	\$39,669	8.39945%	\$3,331.98
Total:	105.29	\$66,448		\$5,536.84

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 due in 2021 will be paid by the Seller via a credit at closing based on the most recent real estate tax information available. The 2021 farm income will be negotiated based on the time of closing. 2021 and future real estate taxes will be paid by the party who collects the 2021 farm income. For more information, request a full brochure at www.firstmidag.com.