



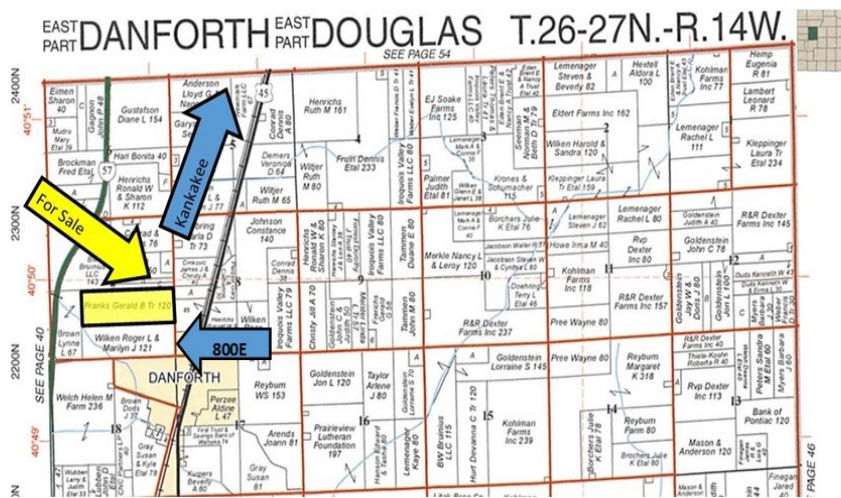
First Mid

AG SERVICES

**Iroquois County
On-Line Only Auction
120 acres+/-**

Franks Farm

This 99% tillable, highly productive cropland farm is located 1/4 mile north of Danforth, Illinois on 800N.



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For More Information Contact:

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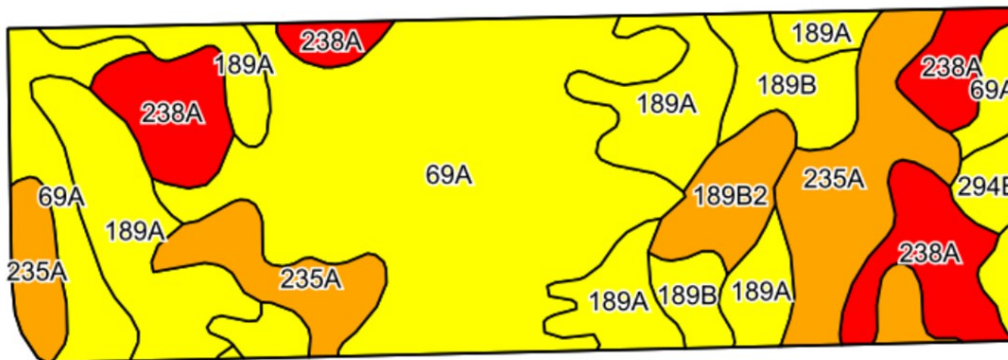
David Klein, Auctioneer
First Mid Ag Services
4530 N University St
P.O. Box 10095
Peoria, IL 61615-2212

- Bidding opens June 1st, 2021
- Will be offered in 1 tract
- 99.6% tillable cropland
- Predominately Milford-Martinton soils
- Optimal Fertility
- Random tiled farm.
- Buyer assigned lease for 2021
- No buildings



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. Steve Burrow and Ashley McEwen Real Estate Brokers, are the designated agents and represent the Sellers only in this transaction. First Mid, the Sellers and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyer(s) 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 Sellers or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

Aerial Photo



Cropland Soils

Soils Legend:

- 69A-Milford silty clay loam
- 189A-Martinton silt loam
- 235A-Bryce silty clay
- 238A-Rantoul silty clay
- 189B-Martinton silt loam
- 189B2-Martinton silty clay loam
- 294B-Symerton silt loam

Weighted Soil P.I.-124.9

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

**Bid anytime between
June 1st to June 22nd at 10:05 AM at
<https://firstmidag.bidwrangler.com>
Or download the **FirstMidAg App!****

Real Estate Tax Information

| Tax Parcel # | Tax Acres | 2019 Assessed Farm Land Value | 2019 Tax Rate | Drainage Tax | 2019 Taxes Paid in 2020 |
|-------------------|-----------|-------------------------------|---------------|--------------|-------------------------|
| 17-07-400-002 | 80 | \$24,120.00 | 7.99436% | \$160.00 | \$2,088.24 |
| 17-07-300-004 | 40 | \$11,510.00 | 7.99436% | \$151.26 | \$1,071.42 |
| Total-Both Tracts | 120 | \$35,630.00 | | \$311.26 | \$3,159.66 |

General Terms:

Buyer(s) will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before July 22nd. A title policy in the amount of the sale price will be furnished to the Buyer(s), subject to standard and usual exceptions. Seller will assign the 2021 50/50 crop share lease to Buyer. Buyer shall reimburse Seller for all Landowner 2021 crop inputs at closing, and responsible for any additional crop expenses after closing. 2020 real estate taxes payable in 2021 will be paid by the Sellers. 2021 real estate taxes payable in 2022, and all future years' real estate taxes, to be paid by the Buyer (s). **Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> from June 1st to June 22, 2021 by 10:05 AM, C.D.S.T. This is an On-Line Auction only. No further bidding will be accepted after the bidding deadline is concluded.** David Klein, First Mid Ag Services, Auctioneer 800-532-LAND