First Mid

AG SERVICES

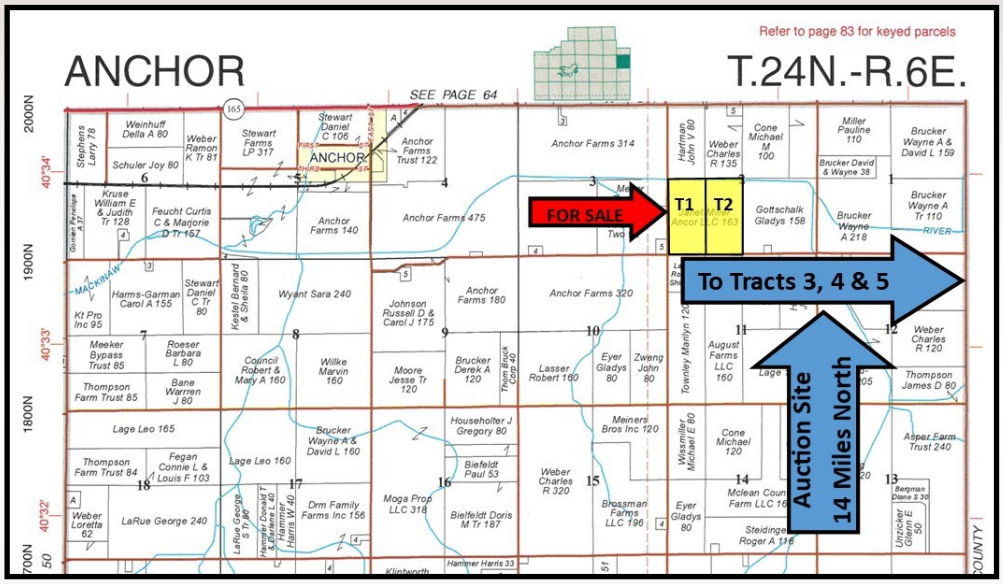
McLean & Ford County Farmland Auction

402.66 +/- Total Acres

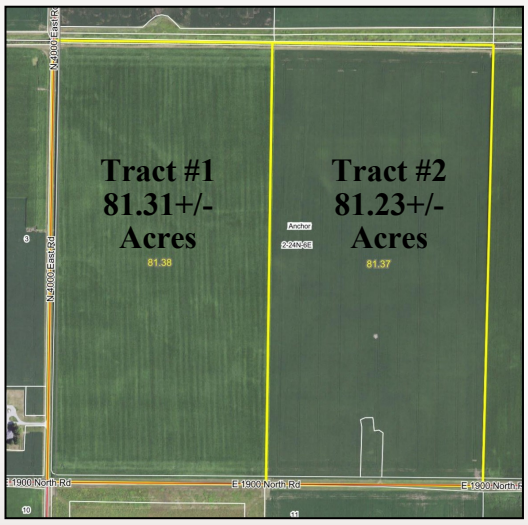
November 9th @ 10:00am

Miller Anchor Farm - 162.54 +/- Acres

This Class A farmland is located 2 miles east of Anchor &14 miles south of Fairbury. Farm will be offered as 2 Tracts of 81.31(west) & 81.23(east).



Source: Rockford Map Publishing, Inc.



Source: Agridata, Inc.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2016	244	65
2017	249	71
2018	218	68
2019	210	72
2020	212	78
Average:	**227**	**71**

Primary Soil Types:

- Drummer silty clay loam
- Drummer & Elpaso silty clay loams
- Brenton silt loam
- Flanagan silt loam
- Saybrook silt loam

Weighted soil PI:

- Tract 1 - 142.1
- Tract 2 - 141.7

For More Information Contact:

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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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Kevin Meiss, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, Auctioneer and designated agent 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. Stock photo may be in use. Call for complete brochure. Auction Location: Indian Creek Golf Course, Fairbury, IL

First Mid AG SERVICES

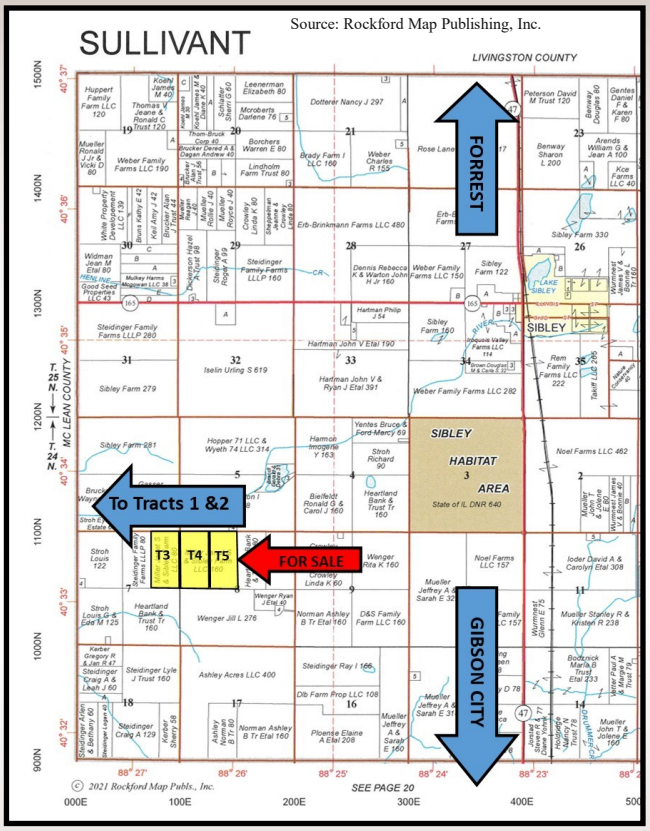
McLean & Ford County Farmland Auction

Miller Sibley Farm - 240.12+/- Acres

This productive farmland is located 2.5 miles south-west of Sibley, IL and 9 miles northwest of Gibson City, IL. This farm will be offered as 3 tracts.

402.66 +/- Total Acres

November 9th @ 10:00am



Source: Rockford Map Publishers & Agridata, Inc.

Primary Soil Types:

- Drummer silty clay loam
- Brenton silt loam

Weighted soil PI:

- Tract 3 - 143.7
- Tract 4 - 143.3
- Tract 5 - 143.1

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2016	245	80
2017	258	77
2018	228	68
2019	244	75
2020	231	73
Average:	**241**	**75**

- **Wind Energy Lease Agreement on Tracts #3-#5**

General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing on or before December 9, 2021. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions, the wind agreement and pipeline right-of-way/easements. Seller will retain 2021 crop and government payments. 2021 real estate taxes payable in 2022 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2022 and all subsequent years' taxes to be paid by the Buyer. Bidders must submit a minimum bid to participate in the auction. Contact Kevin Meiss, Managing Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agent represent only the Seller. www.firstmidag.com