



First Mid

AG SERVICES

MAJOR DeWitt County Farmland Auction

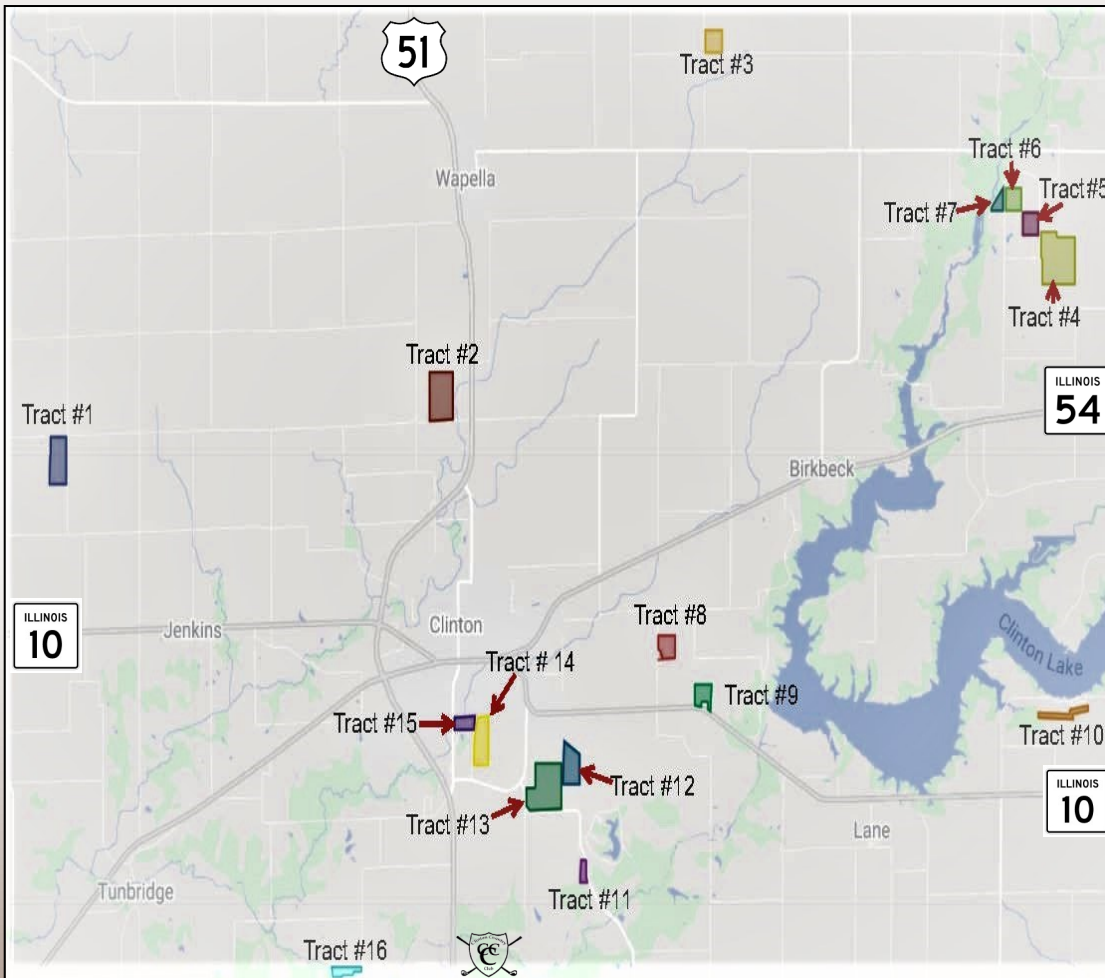
959.30 +/-

Surveyed Acres

**November 30th @
10:00am**

Floyd Davenport Trust Farm

This 16 Tract Auction of productive farmland, and moderately sized mixed-use tracts are centrally located near Clinton & across DeWitt County, just minutes from Bloomington, Champaign or Decatur.



- Several high % tillable with Class A Soils
- Wind energy agreements on Tracts 1-3 only
- Tracts to be sold based on surveyed acres

For More Information Contact:

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Designated Managing Broker,
Auctioneer

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Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A
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Source: Google Maps

Farm Auction at Clinton Country Club (off US 51 south of Clinton or Bid Online @ Firstmidag.com)

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, Dan Patten, Michael Rhoda, and Chad Hoke, Real Estate Brokers, are the designated agents and represent 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.

Main Features:

- Primary Class A Soil Types: Ipava, Sable & Catlin
- Wind energy on Tracts #1, #2, and #3 Only

959.30 +/- Surveyed Acres

<u>Tract</u>	<u>Surveyed Acres</u>	<u>Soil PI</u>	<u>Township</u>	<u>Section</u>
#1	81.91 +/-	142.7	Barnett	22
#2	110.65 +/-	138.8	Clintonia	15
#3	40.68 +/-	136.6	Wilson	29
#4	166.25 +/-	137.4	Harp	12
#5	39.15 +/-	135.0	Harp	12
#6	39.05 +/-	114.8	Harp	1
#7	17.85 +/-	-	Harp	2
#8	39.73 +/-	140.1	Harp	31
#9	41.02 +/-	136.2	Harp	31
#10	39.38 +/-	127.8	Creek & Nixon	1 & 6
#11	18.35 +/-	119.4	Texas	12
#12	64.30 +/-	138.6	Texas	1
#13	146.18 +/-	139.5	Texas	2
#14	66.68 +/-	139.5	Texas	3
#15	28.12 +/-	118.8	Texas	3
#16	20.00 +/-	91.2	Texas	15 & 16



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 30, 2021. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain landowner's share of the 2021 crops, rents, wind energy payments, and government payment proceeds under the current lease(s). 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. Contact Dan Patten, Chad Hoke, and Michael Rhoda, Brokers, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller. www.firstmidag.com 800-532-5263. [@Firstmidag.com](https://www.instagram.com/Firstmidag.com) Bloomington, IL

