



First Mid

AG SERVICES

McLean County
Farmland
For Sale!

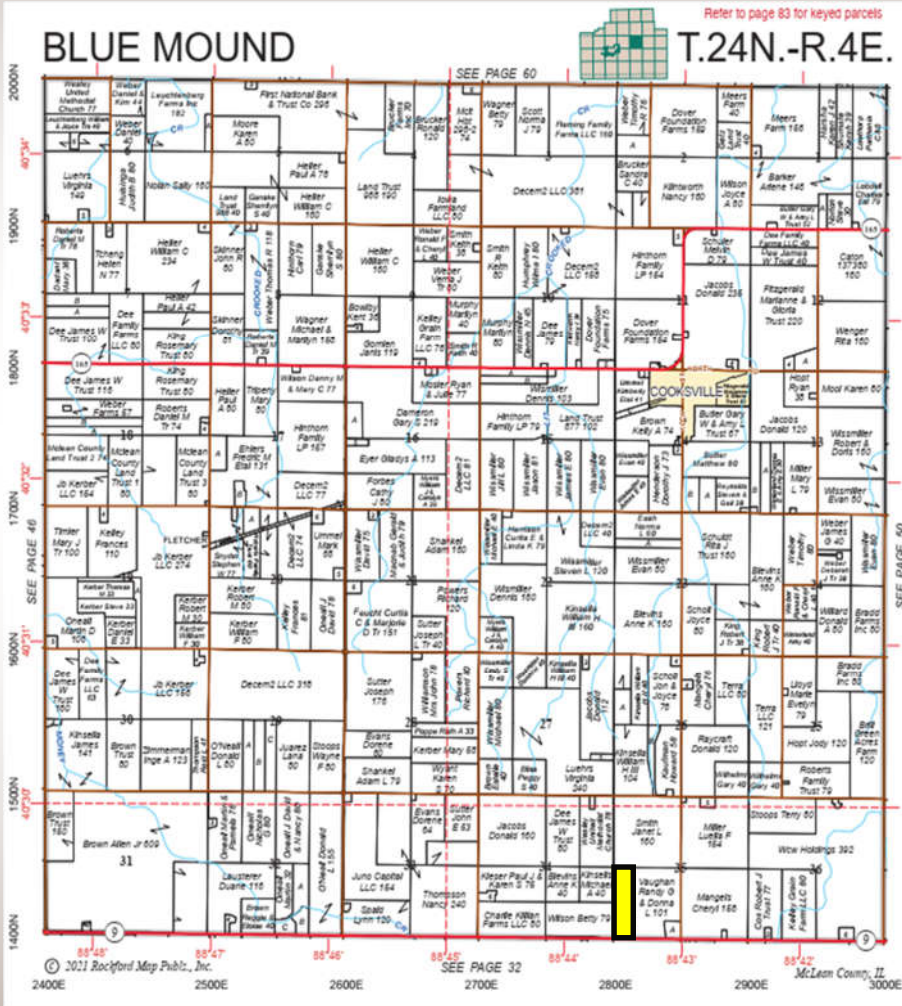
49.00 +/- Acres

The Leuchtenburg Farm

This farm is located 10 miles East of Bloomington, IL and 3.5 miles South of Cooksville, IL on RT. 9

Listed @
\$15,500/acre

- Easy Access
- On Route 9
- 125.5 Soil PI
- 98.4% Tillable



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Latitude: 40.48658

Longitude: -88.72488

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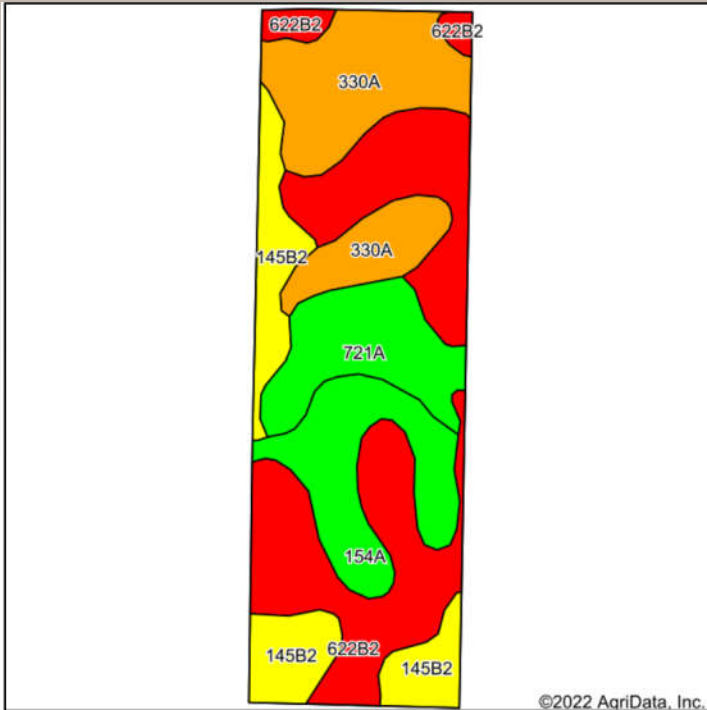


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49.00 +/- Acres
McLean County, IL

Soil Map



FSA Info

FSA FARM # / TRACT #	11945
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Wetland determination not complete
FSA FARMLAND ACRES	48.24
DCP CROPLAND ACRES	48.24
CORN BASE ACRES	24.10
PLC YIELD CORN	165
SOYBEAN BASE ACRES	24.10
PLC YIELD SOYBEANS	48
PROGRAMS ELECTIONS FOR 2022	PLC— Corn; Soybeans

Primary Soil Types:

- 622B2—Wyanet Silt Loam
- 330A—Peotone Silty Clay Loam
- 145B2—Saybrook Silt Loam

Weighted Soil PI: 125.5

Soils data provided by AgriData, Inc.

Real Estate Taxes

Tax Parcel #	Tax Acres	2021 Assessed Value	2021 Tax Rate	2021 Taxes Paid in 2022
16-35-300-03	49.00	\$21,804	8.91564	\$1,943.98
Totals:	49.00	\$21,804		\$1,943.98

General Terms:

Farm Listing Price: 49.00 +/- acres @ \$15,500/acre or \$759,500.00. The 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 Seller will grant possession at closing, subject to the 2022 farm leases. The unpaid 2021 real estate taxes due in 2022 will be paid by the Seller or as a credit at closing. The 2022 real estate taxes due in 2023 will be paid as per agreement. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

