

First Mid

AG SERVICES

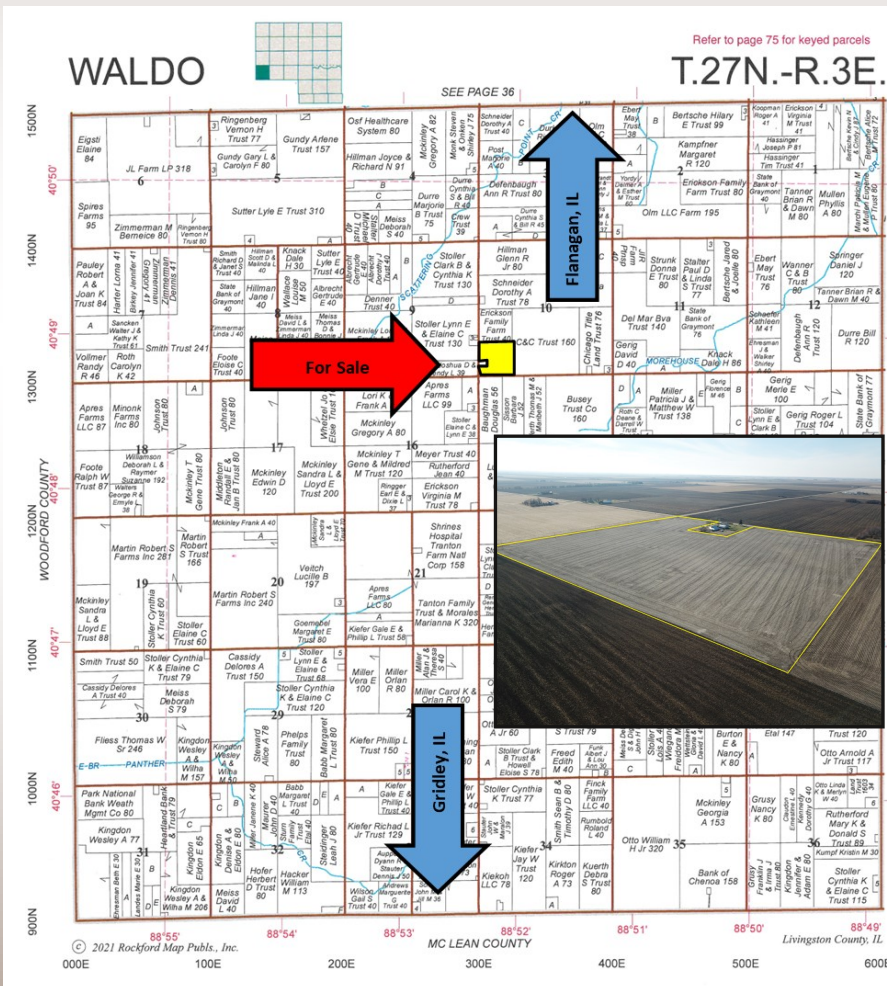
Livingston County
Online Only Auction

37.78+/-

The Kirkton Farm

This 37.78 +/- acre 97% tillable farm is located 5 miles south of Flanagan, IL on Flanagan-Gridley County Highway Road

Timed Auction
with soft close
February 7th
at 10:00 AM



- Ashkum, Chenoa & Graymont soils with 128.1 weighted soil productivity
- 5 miles south of Flanagan, or ~4.5 miles north of Gridley
- 37.78 acres +/-
- Bidding by the acre.

For More Information Contact:

Latitude:
40.814694

Longitude:
-88.869910

Phillip Rich, Broker
(309) 665-0957
E-mail: prich@firstmid.com

David Klein, AFM, ALC Auctioneer,
Designated Managing Broker
First Mid Ag Services
309-665-0961 or 309-261-3117

Auctioneer License #441.001928
6 Heartland Drive, Suite A
Bloomington, IL 61704

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37.78 +/- Acres Timed Online
Farmland Auction

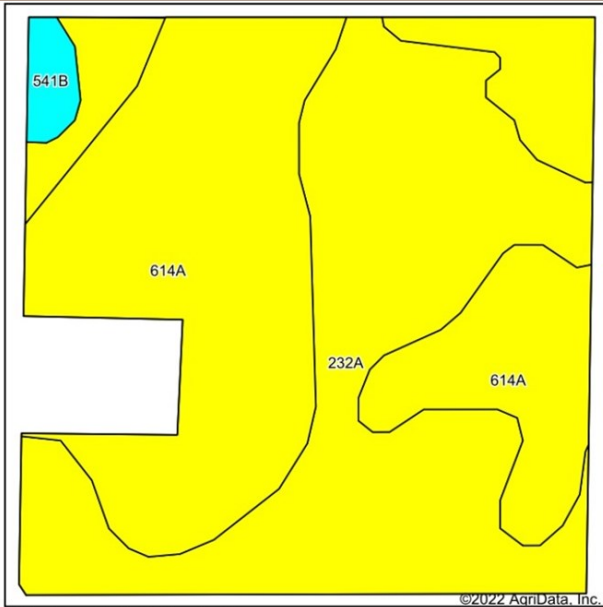
Livingston County, Illinois

February 7th, 2023 Closing at 10:00AM

Soil Data

Being auctioned on Tax Acres +/-

Aerial Photo



Soils data provided by USDA and NRCS

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



Cropland Soils

Soils Legend:

232A Ashkum silty clay loam
614A Chenoa silty clay loam
541B Graymont silt loam

FSA Cropland
Acres: 37.99

Entire Farm
Weighted Soil
P.I.: 128.1

Bid anytime between
January 8th to February 7th at 10:00
AM at
<https://firstmidag.bidwrangler.com>
Or download the FirstMidAg App!

Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Farm Land Value	2021 Tax Rate	2021 Taxes Paid in 2022
19-19-10-300-006	37.78	\$14,867	9.108790%	\$1,354.20



General Terms:

Buyer(s) will enter into a contract with 10% nonrefundable down payment required and balance due at **closing on or before March 10th, 2023**. A title policy in the amount of the sale price will be furnished to the Buyer(s), subject to standard and usual exceptions. The farm was leased under a cash rent lease with Tom Porzelius. He has relinquished his tenancy following the completion of the 2022 crop harvest. Buyer shall have the privilege to complete fall fertilizer application and tillage, for the 2023 crop upon contract signing and downpayment at their own risk. Buyer will receive a credit at closing for the 2022 Real Estate and Drainage Taxes (if applicable) payable in 2023 by a credit at closing. 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 January 8th to February 7th 2023 by 10:00 AM. You must bid online, or call for alternative arrangements.** Phillip Rich, Broker, & David Klein Designated Managing Broker, First Mid Ag Services, Auctioneer (800)-532-5263.

