



First Mid

AG SERVICES

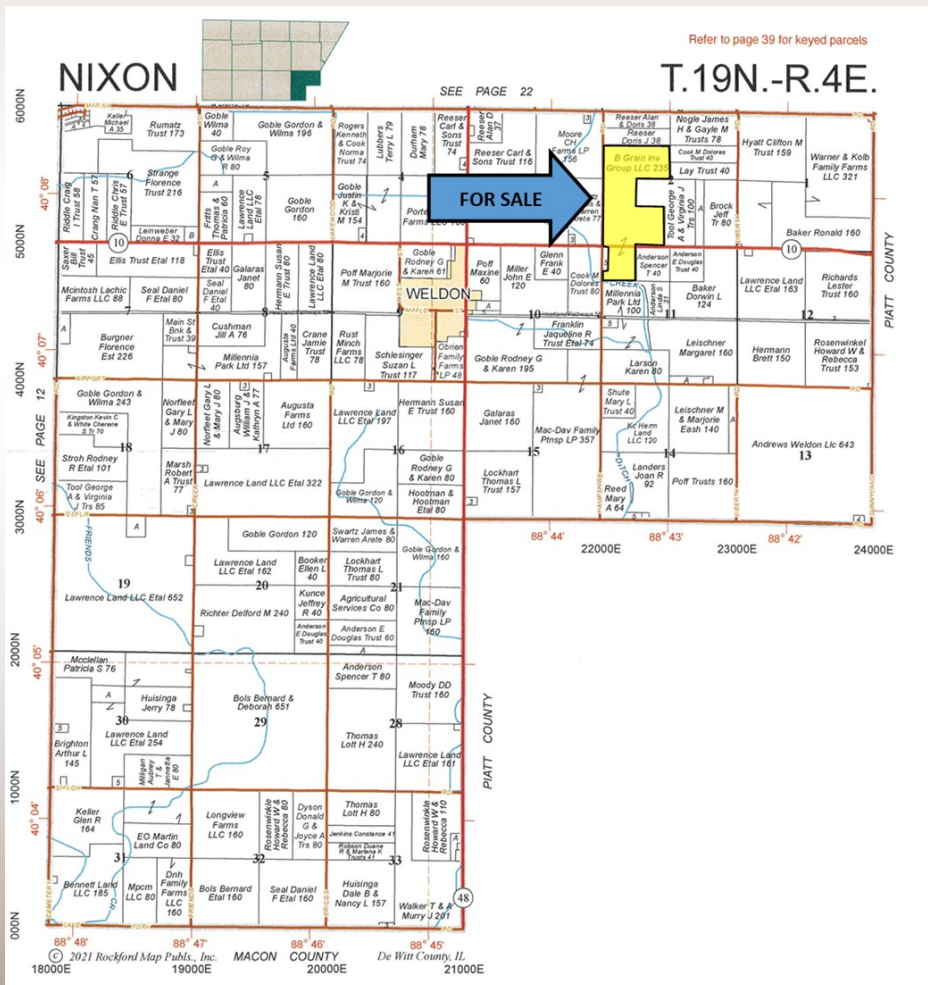
DeWitt County
Farmland
For Sale!

235.00 +/- Acres

Listed @
\$19,250/acre

B Grain Investment Group, LLC FARM

This farm is located 1 miles east of
Weldon, IL and 13 miles Southwest of
Farmer City, IL.



- Nearly 99% tillable
- Near excellent grain markets
- Soil Productivity Index of 138.7
- Seed corn production history
- Excellent drainage

For More Information Contact:

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First Mid Ag Services
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235.00 +/- Acres
DeWitt County, IL

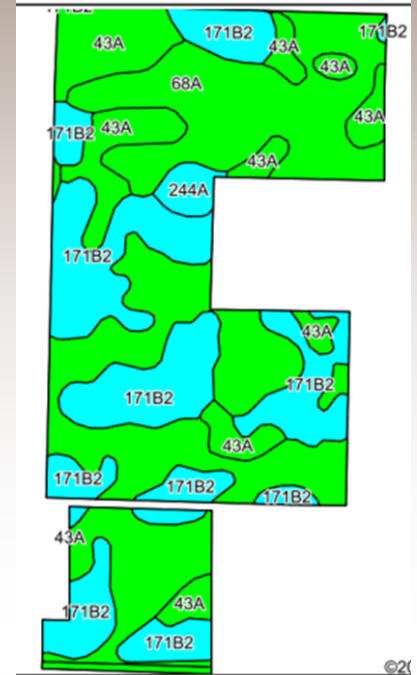
Aerial Photo



Cropland Soils

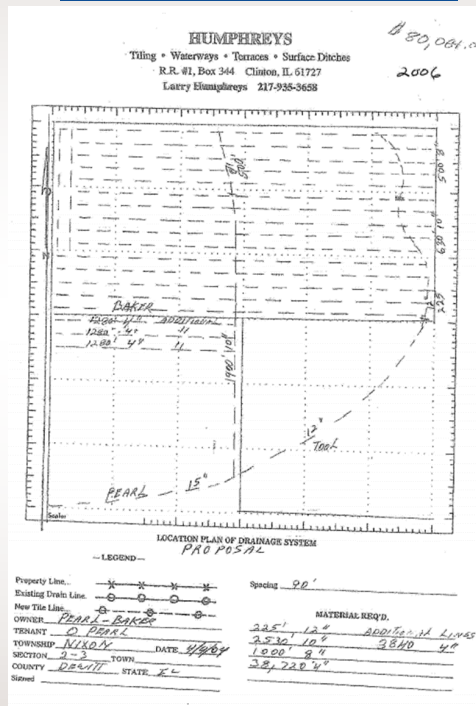
Soils Legend:
 68A Sable silty clay loam
 171B2 Catlin silt loam
 43A Ipava silt loam
 244A Hartsburg silty clay loam
Weighted Soil P.I. : 138.7

Soil Map



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

Tiling



Yields

Year	Corn (bushels/acre)	Soybeans (bushels/acre)
2017	297.3*	72.0
2018	246.7	90.9
2019	326.6*	67.7
2020	211.0	74.9
2021	302.6*	77.4
2022	247.3	74.6
Ave:	271.9	76.2

Real Estate Tax Information

Tax Parcel #	Tax Acres	2021 Assessed Farm Land Value	2021 Tax Rate	2021 Taxes Paid in 2022
14-02-300-004	235	\$139,781	7.65210%	\$10,696.18

General Terms:

Farm Listing Price: 235.00 acres @ \$19,250/acre or \$4,523,750.00. The Buyer will enter into a Seller provided contract with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. A title policy in the amount of the sale price will be furnished to the Buyer. The Seller will grant full possession at closing, subject to the 2023 farm lease. The Seller will assign the 2023 farm lease to the Buyer. The 2023 farm income and expenses will be negotiated based on the liming of closing. The 2022 real estate taxes due in 2023 will be paid by the Seller. The 2023 real estate taxes due in 2024 will be paid by the Buyer. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com. Dan Patten, Managing Broker & David E Klein, Designated Managing Broker 6 Heartland Drive Suite A Bloomington, IL

