



# First Mid

## AG SERVICES

McLean County  
Farmland  
For Sale!

34.08+/- Acres

Listed @  
\$9,500/Acre

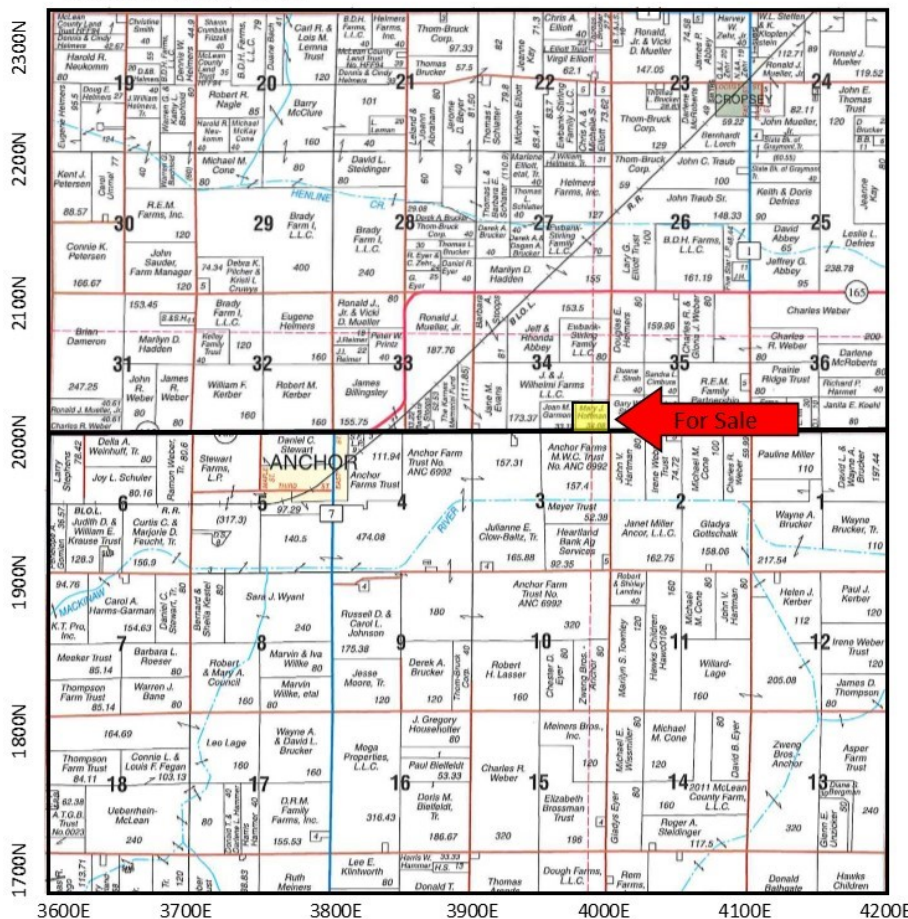
### The Hoffman Farm

The Hoffman farm is a highly tillable farm located 1.5 miles East of Anchor, Illinois and 27 miles North-east of Bloomington/Normal, Illinois



- High Percent Tillable
- At the Corner of 4000E and 2000N Mclean Co. Illinois
- Good Production History

CROPSEY T.25N.—R.6E.



ANCHOR T.24.N-R.6E.

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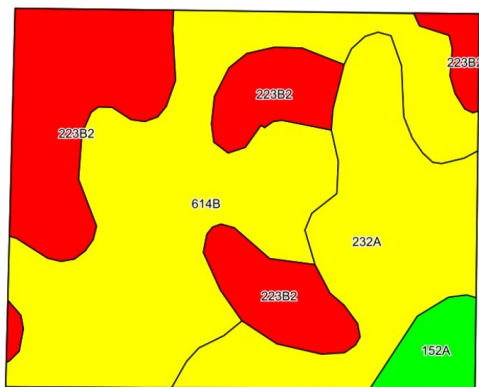


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34.08+/- Acres  
Farmland  
McLean County, IL

### Cropland Soils



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### Soils

#### Soils Legend:

614B - Chenoa silty clay loam  
223B2 - Varna silt loam  
232A - Ashkum silty clay loam  
152A - Drummer silty clay loam

#### Weighted Soil PI: 123.2

Aerial Photo and Soils data  
Provided by AgriData Inc.



### Aerial Photo

### Soil Fertility

Average of 12 samples  
pulled in the fall 2015:

pH: 6.1  
P: 35 lbs/acre  
K: 273 lbs/acre

### Yield History

Year	Corn Bu/Ac
2018	212
2016	220
2014	221

#### Soybean Bu/Ac

2017	66
2015	61

Yields History Provided by Seller



### Real Estate Tax Information

Parcel ID	Total Tax Acres	2017 Assessment	2017 Tax Rate	2017 Taxes Paid 2018
11-34-400-009	34.08	\$8,279	8.3144%	\$688.36

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

#### General Terms:

Listing Price: \$9,500/acre on 34.08+/- acres or \$323,760.00. 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. Seller will pay 2018 real estate taxes due in 2019 via a credit at closing based upon the most recent real estate tax information available. Seller will retain all of the 2018 crop and government payments and will pay all 2018 crop expenses. Seller will grant full possession of the property to Buyer at closing. [www.firstmidag.com](http://www.firstmidag.com)