

Farm for Sale

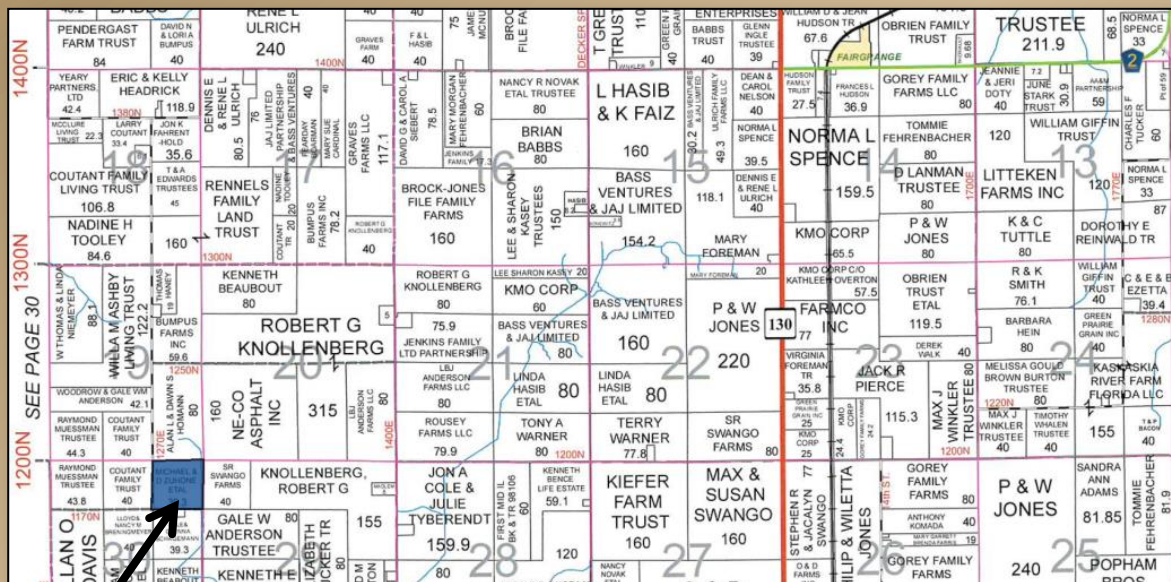
First Mid Ag Services - Farm Brokerage

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The Zuhone Farm

39.26 acres in Seven Hickory Township, Coles County
Offered at \$10,750/acre (\$422,045)



Section 30,
Township 13N,
Range 9E of the
3rd PM

3 miles north of Charleston
SE corner of the property: 1300E 1170N County Rd.
Coordinates: 39.548449, -88.235576

Contact Information

Kyle Ogden, Listing/Managing Broker
Phone - 217-258-2022
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First Mid Ag Services
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Highlights

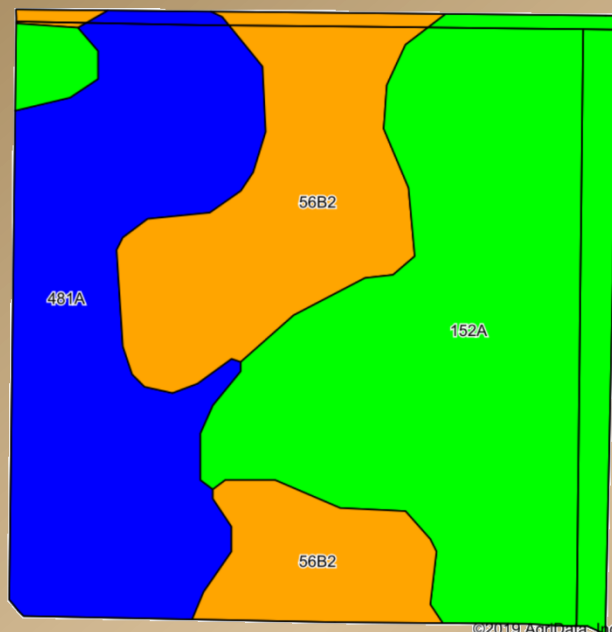
- Convenient access to drainage outlet
- Excellent Yield History & Fertility

Real Estate Tax Information (2017 Payable 2018)

		Assessed	
PIN	Acres	Value	Tax
12-0-00536-000	39.26	\$16,955	\$1,339.62

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers. **Agency:** First Mid Ag Services, a division of First Mid Wealth Management Company, its agents, and representatives are exclusive agents of the Seller.

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Soil	Soil Description	Acres
152A	Drummer Silty Clay Loam	17.23
481A	Raub Silt Loam	11.21
56B2	Dana Silt Loam	9.66

Tillable Acres: 38.1

Soil Test Results

West Half - KSI Laboratories – June 2016

pH	P1	K
6.2	145	475

East Half – KSI Laboratories – October 2017

pH	P1	K
6.3	198	410

Yield History

Year	Corn	Soybeans
2018	241.4	66.4
2017	214.9	67.4
2016	196.0	75.3
2015	215.4	60.0
2014	228.6	64.9

General Terms:

The buyer shall provide a 10% down payment upon entering into a contract. All mineral rights owned by the seller will be conveyed. The farm lease is currently open for 2019. Buyer will receive a credit for the 2018 property taxes payable in 2019 and shall be responsible for all future taxes.



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