

# First Mid

## AG SERVICES

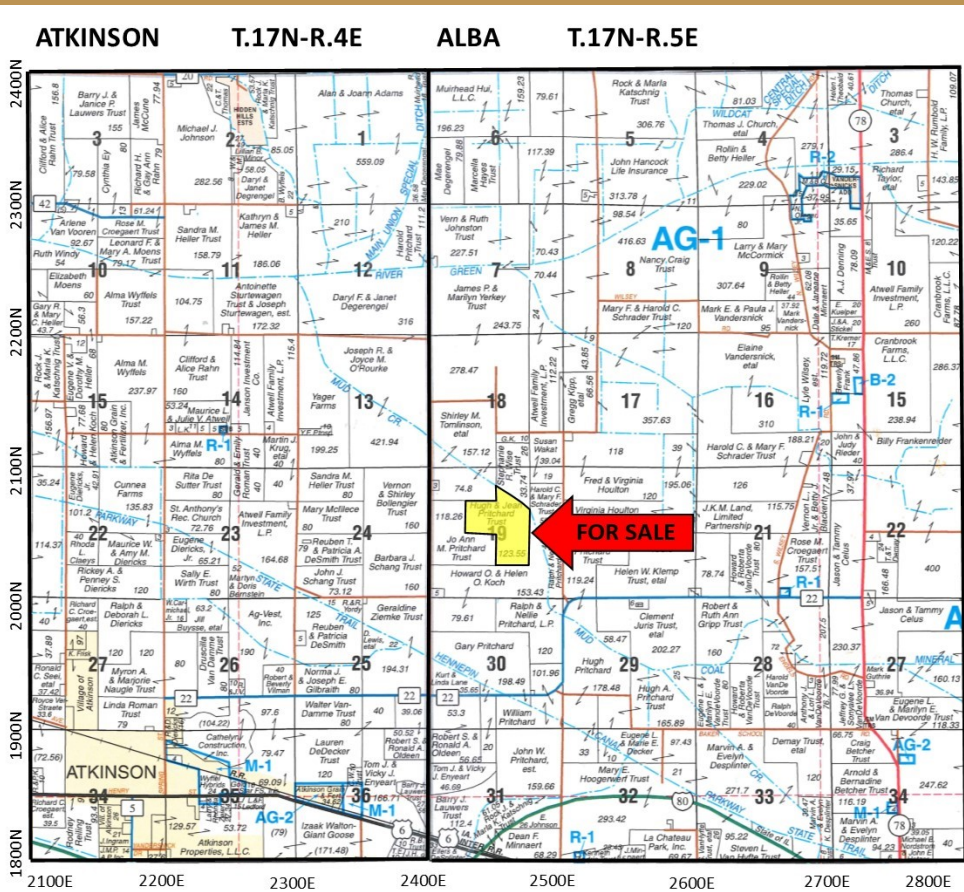
Henry County  
Farmland  
For Sale!

123.55+/- Acres

### McCune-Henry Co. Farm

This property is located just 3 1/2 miles Northeast of Atkinson, Illinois.  
Listed at **\$8,900** per acre

**Great Investment Opportunity**



- High Percent Tillable
- High Percent Irrigated
- Great Production History

For More Information Contact:

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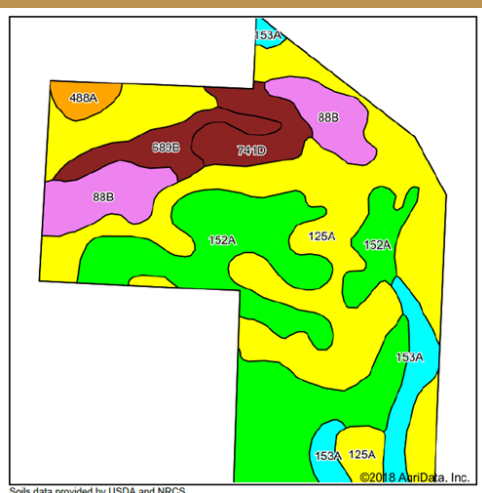


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123.55+/- Acres  
Irrigated Farmland  
Henry County, IL

### Cropland Soils



#### Soils Legend:

125A - Selma loam  
152A - Dummer silty clay loam  
88B - Sparta loamy sand  
150A - Onarga sandy loam  
153A - Pella silty clay loam  
741D - Oakville fine sand  
689B - Coloma sand  
488A - Hoopple loam

**Weighted Soil PI: 125.1**

Aerial Photo and Soils data  
Provided by AgriData Inc.



### Yield History

<u>Year</u>	<u>Corn Bu/Acre</u>
2018	228
2017	262
2016	263
2015	239
2014	<u>222</u>
<b>Average:</b>	<b>242.8</b>

### Aerial Photo



### Real Estate Tax Information

<u>Parcel ID</u>	<u>Total Tax Acres</u>	<u>2017 Assessment</u>	<u>2017 Tax Rate</u>	<u>2017 Taxes Paid 2018</u>
10-19-100-003	123.55	\$39,603	8.3354%	\$3,497.28

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

#### General Terms:

Listing Price: \$8,900/acre on 123.55+/- acres or \$1,099,595. 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)