



First Mid

AG SERVICES

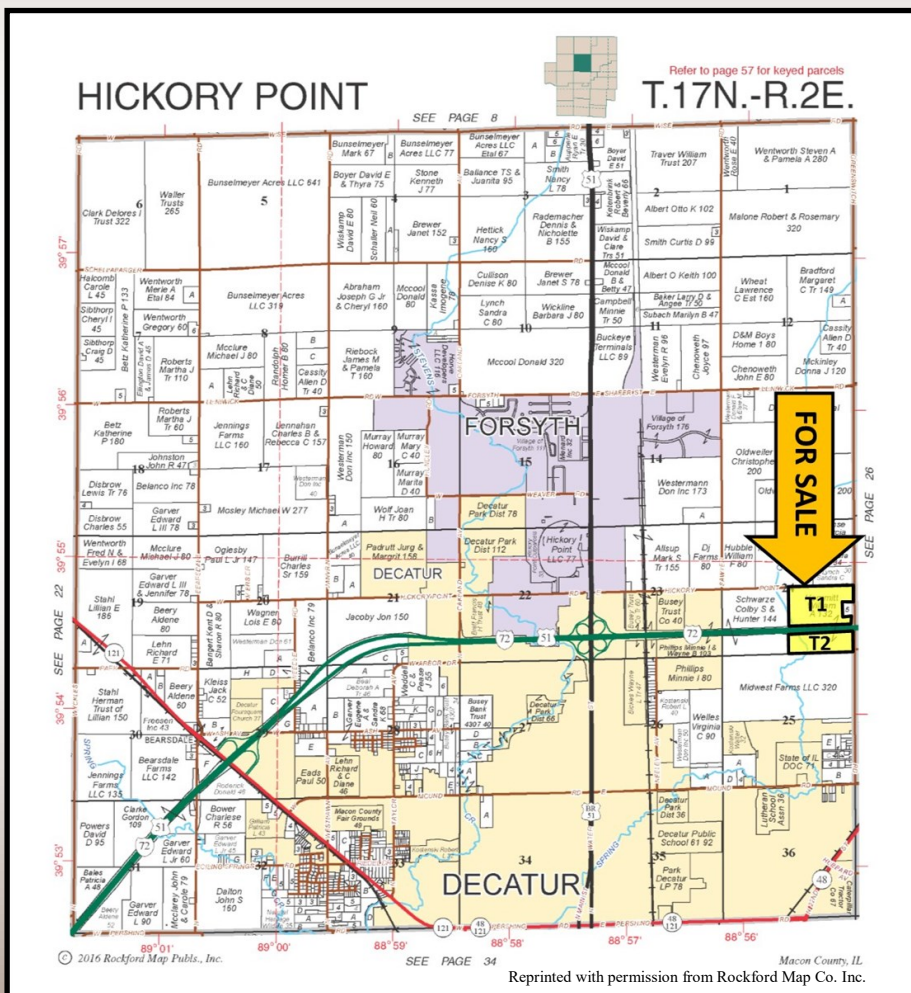
**Macon County
Farmland
For Sale!**

132.38+/- Acres

The Baby Fold-Casey Farm

This is a highly tillable farm located just east of Forsyth on the corner of Hickory Point & Greenswitch Roads.

Tract #1: \$10,250/acre
Tract #2: \$8,950/acre



- Available as 2 tracts
- 1.5 miles east of US Route 51
- Excellent yield history

For More Information Contact:

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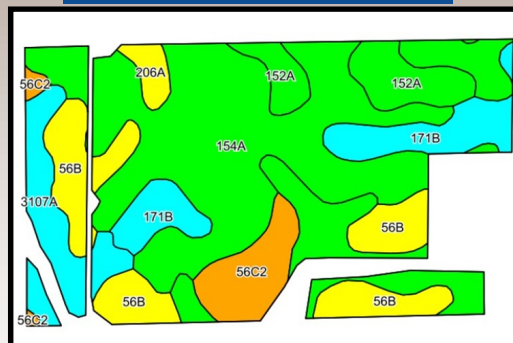


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Farmland
Macon County, IL

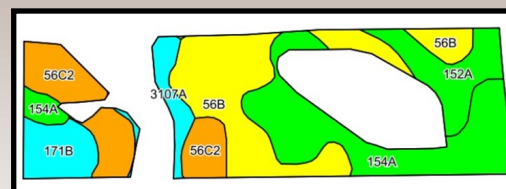
Tract 1 Soils



Soils Legend:

154A - Flanagan silt loam
152A - Drummer silty clay loam
56B - Dana silt loam
171B - Catlin silt loam
3107A - Sawmill silty clay loam
56C2 - Dana silty clay loam
206A - Thorp silt loam

Tract 2 Soils



Tract #1 Weighted Soil PI: 139.1

Tract #2 Weighted Soil PI: 135.4

Aerial Photo and Soils data
Provided by AgriData Inc.

Yield History

Year	Corn (lbs/acre)	Soybeans (lbs/acre)
2014	237.3	58.2
2015	203.9	62.6
2016	213.0	73.7
2017	212.9	54.6
2018	216.7	63.5
Average:	216.8	62.5

Aerial Photos



The property contains 3 operating oil wells providing an additional income stream beyond the agricultural lease for 2019.



Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes to be paid in 2019
07-07-24-400-001	132.38	\$58,292	7.36239	\$4,291.68

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

General Terms:

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. Farm has a 2019 cash rent lease at \$280 per tillable acre. 2018 real estate taxes payable in 2019 to be paid by the Seller. There are 3 oil wells on the property. Wells #2&3 produced \$3,538.51 in royalties 1/1/18-9/18/18. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at www.firstmidag.com.