



First Mid

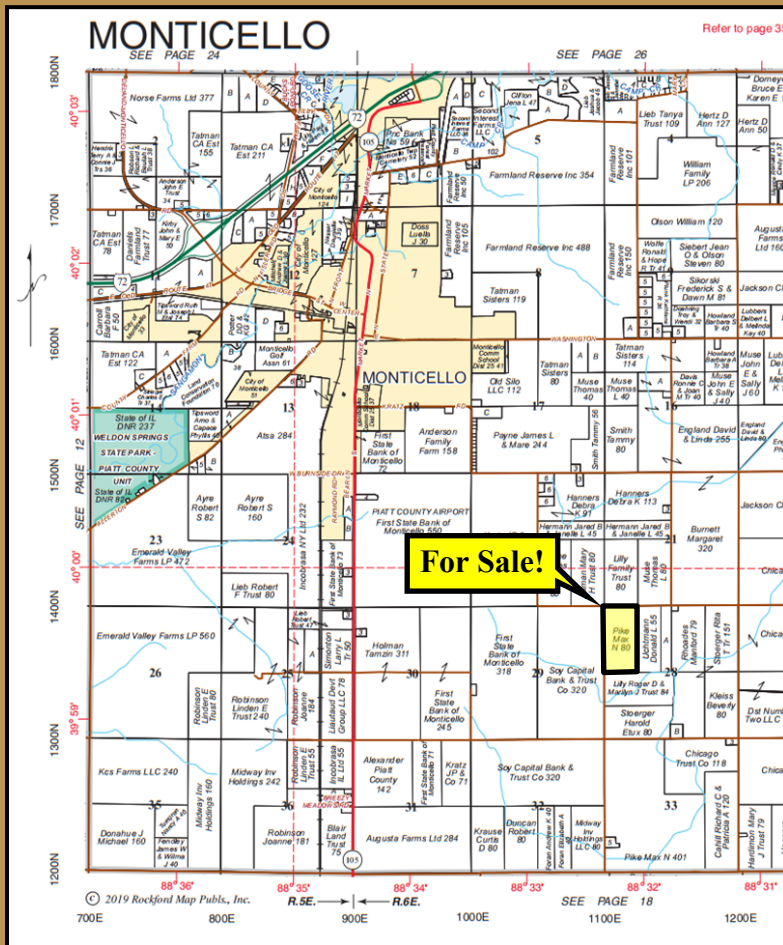
AG SERVICES

Piatt County
Farmland
For Sale!

80 +/- Acres

The M.P. Pike farm consists of high yielding Class A soils located 2.5 miles southeast of Monticello, Illinois.

Listed @
\$11,250/acre



Piatt County | Monticello Township | Section 12



- Excellent yield history
- Class A soils
- High % tillable acres

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M.P. Pike Farm
80 +/- Acres
Piatt County,
Illinois

Aerial Photo



FSA & Soils data provided by AgriData, Inc.

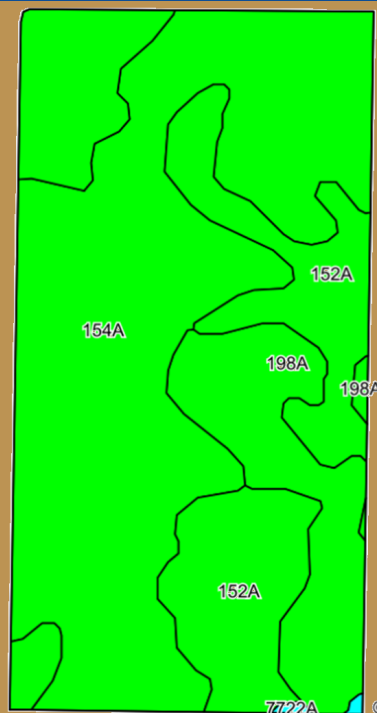
Soils Legend

154A — Flanagan silt loam
152A — Drummer silty clay loam
198A — Elburn silt loam
7722A — Drummer-Milford silty clay loam

Cropland Weighted Productivity Ratings:

Soils	Corn	Soybeans
143.8	194.7	62.7

Soils



Real Estate Taxes

<u>Parcel ID</u>	<u>Acres</u>	<u>Tax Rate</u>	<u>2018 Taxes</u>
05-28-18-006-004	80	6.029850	\$3,202.34

Yield Information Commingled

	Corn	Soybeans
2018	270	74
2017	224	66
2016	245	74
2015	235	78
2014	257	73
Averages:	246 bu/ac	73 bu/ac

General Terms:

Buyer will enter into a contract on date of sale 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 2019 real estate taxes due in 2020 via a credit at closing based upon the most recent real estate tax information available. Seller will retain all of the 2019 crop and government payments and will pay all 2019 crop expenses. Seller will grant full possession of the property to Buyer at closing, subject to the terms of the 2019 lease. The 2020 lease is open. Seller reserves the right to reject any and all bids.

www.firstmidag.com