



First Mid

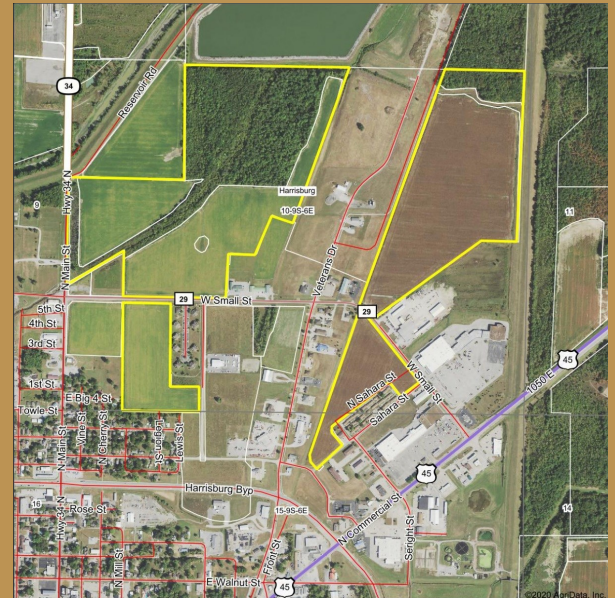
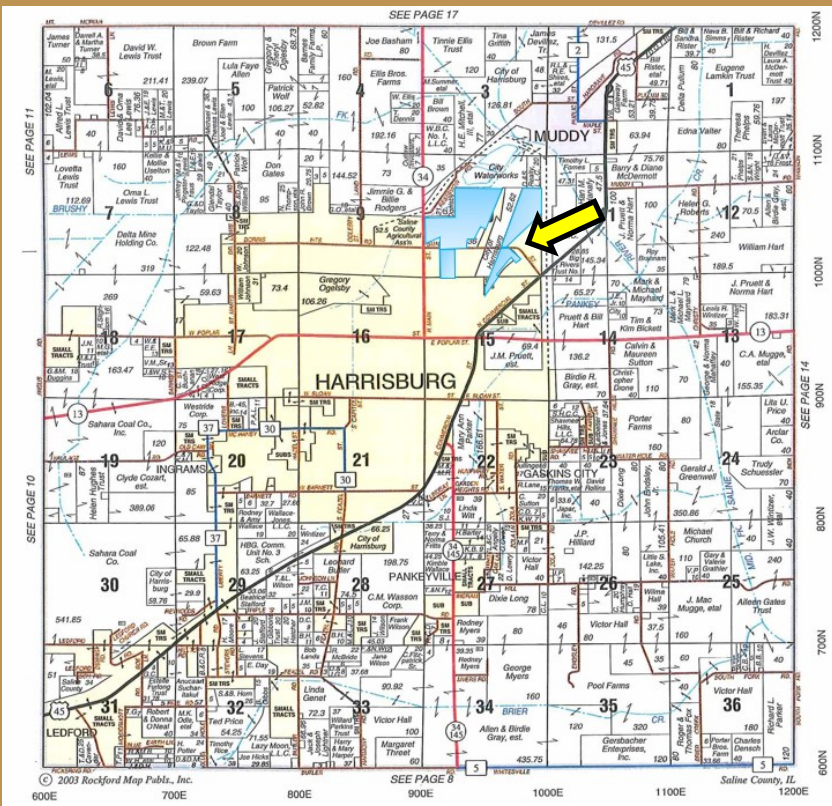
AG SERVICES

Saline County
Farmland
For Sale!

212.85 +/- Acres

The Big Rivers Trust Farm is a great combination of **tillable acres**, **prime Southern Illinois recreational ground**, and **development potential**.

Saline County | Harrisburg Township | Sections 10,15



102.5 Productivity Index

70% Tillable Acres

For More Information Contact:

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First Mid Ag Services
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Coordinates: 37.7500018°, -88.532157

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Austin Hornstein, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.



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AG SERVICES

Big Rivers Trust Farm
212.85 +/- Acres
Saline County, Illinois

Development Potential

Listed
@ \$6,000/acre

Prime Southern Illinois Hunting



Real Estate Taxes

Parcel ID	Acres	Tax Rate	2018 Taxes
06-1-065-17	80.31	10.884590	\$1,070.06
06-1-063-11	51.45	8.547180	\$149.32
06-1-063-19	44.31	10.884590	\$700.42
06-1-063-05	36.78	10.884590	\$364.32

Soils	Soil Description	%
8524A	Zipp Silty Clay Loam	64.3%
71	Darwin Silty Clay	26.1%
122B	Colp Silt Loam	7.6%
803C	Orthents	2.0%

General Terms:

Listing Price: \$6,000 acre on 212.85 +/- acres or \$1,277,100. Buyer will enter into a contract with a 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the purchase price will be furnished by the Seller to the Buyer. The 2019 real estate taxes due in 2020 and the 2020 real estate taxes due in 2021 will be paid by the Seller via a credit at closing, if not already paid, based on the most recent real estate tax information available. Seller will grant 100% possession at closing, subject to the rights of any tenant in possession of the property. The Seller will retain the 2020 rents, crops and government payments. www.firstmidag.com