



# First Mid

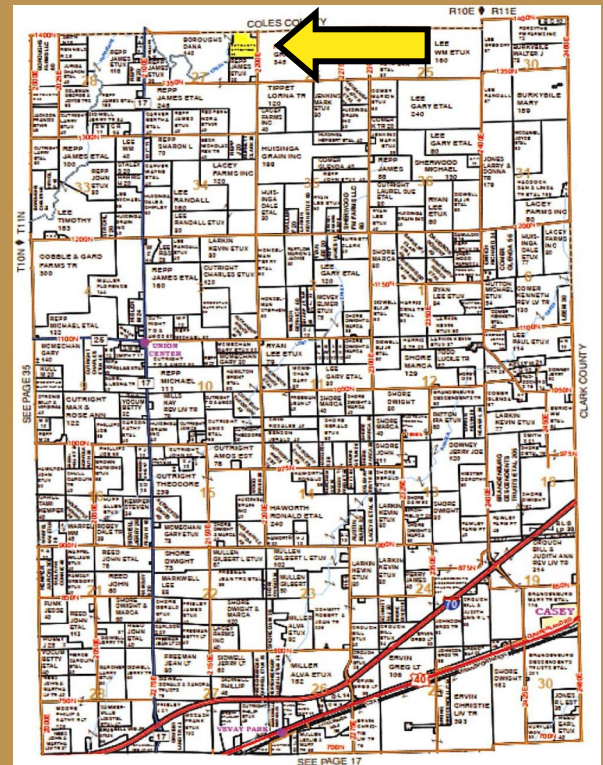
## AG SERVICES

Cumberland County  
Farmland  
For Sale!

**36.04 +/- Acres**

The Christine Boroughs Trust Farm is a combination of mostly tillable cropland with great hunting potential!

Cumberland County | Union Township | Section 27



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**115.3 Productivity Index**

**85% Tillable Acres**

Coordinates: 39.375855°, -88.064388

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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**First Mid Ag Services**  
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## AG SERVICES

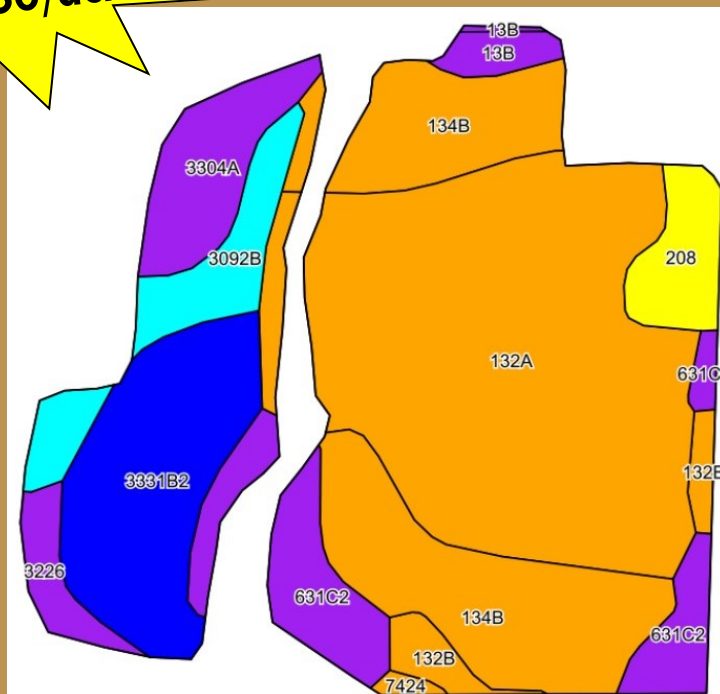
Christine Boroughs Trust  
Farm  
36.04 +/- Acres  
Cumberland County,  
Illinois

### Aerial Map



**Listed  
@ \$5,750/acre**

### Soils Map



### Real Estate Taxes

Parcel ID	Acres	Tax Rate	2019 Taxes
04-27-200-008	36.04	7.409140	\$569.84

**Farm Avg. Soil Pl: 115.3**

Soils	Soil Description	%
132A	Starks silt loam	41.3%
134B	Camden silt loam	19.4%
3331B2	Haymond silt loam	12.7%
631C2	Princeton fine sandy loam	8.8%
3092B	Sarpy loamy fine sand	5.4%
3304A	Landes silt loam	5.2%
208	Sexton silt loam	3.5%
-	Remaining Misc. Soils	3.7%

### General Terms:

Listing Price: \$5,750/acre on 36.04 +/- acres or \$207,230.00. 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 have been paid. 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.