



# First Mid

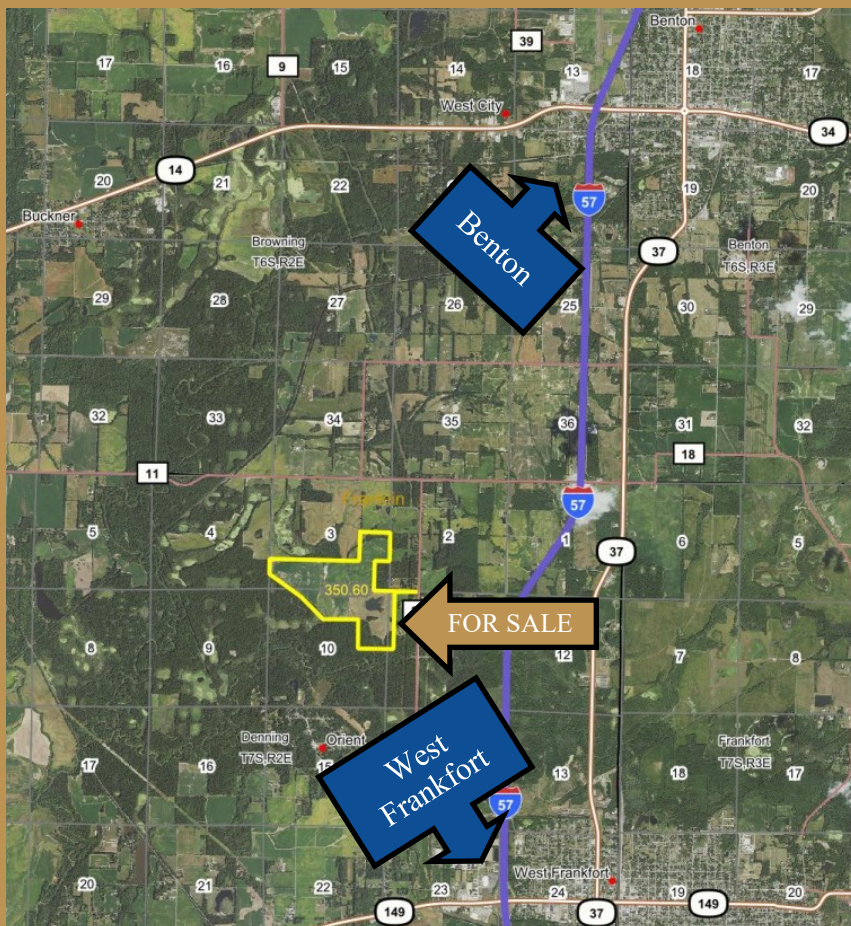
## AG SERVICES

Franklin County  
Farmland  
For Sale!

**350.60 +/- Acres**

The GS & DW Farms, LLC farm is a great combination of **tillable acres** and **prime Southern Illinois recreational ground** with a **shed** and **living quarters**.

Franklin County | Denning Township | Sections 3,10,11



Coordinates: 37.936185°, -88.971811°

**Listed  
@ \$5,500/acre**

**79% Tillable Acres**

**Cropland and CRP Income**

**Fully Stocked Pond**

**Waterfowl Hunting Areas**

**2 Permanent Shooting Pits**

**For More Information Contact:**

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**First Mid Ag Services**  
1317 Charleston Ave  
Mattoon, IL 61938

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## AG SERVICES

GS&DW Farms, LLC  
350.6 +/- Acres  
Franklin County, Illinois

- Within 10 minutes of Benton and West Frankfort
- Within 40 minutes of Southern IL Wine Trails
- 1 1/2 Hours SE of St. Louis
- 2 Hours West of Evansville
- 3 1/2 Hours NW of Nashville

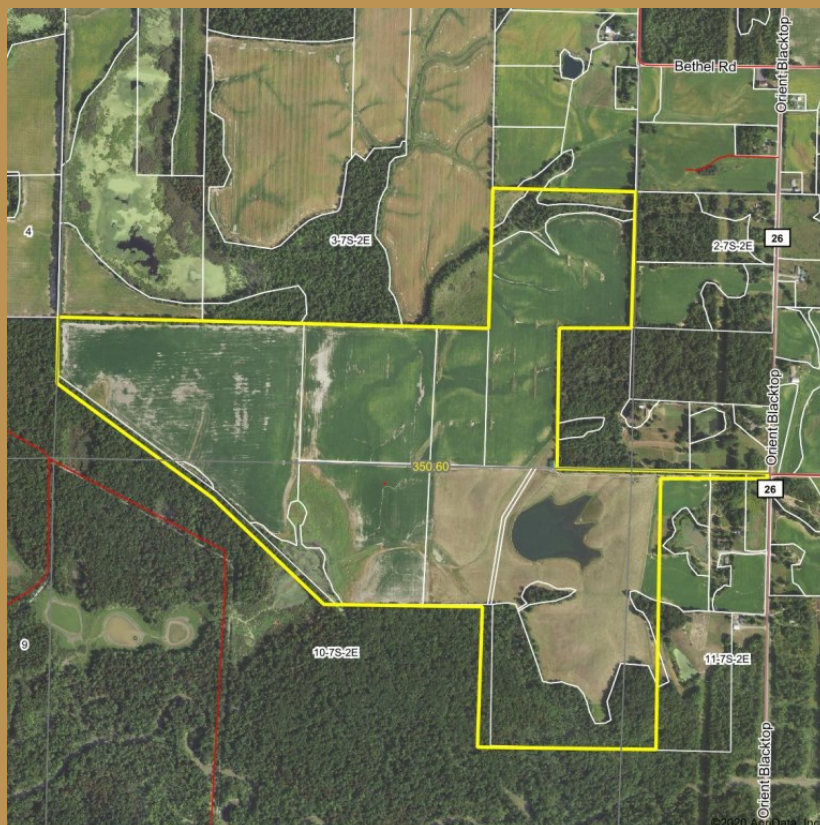


Shed with living quarters and fully stocked pond with shooting pit

CRP Acres	Annual Payment	Contract Expiration
74.50	\$6,862.00	09/30/2023

### Real Estate Taxes

Parcel ID	Acres	2019 Taxes
11-03-300-004	70.8	\$795.08
11-03-400-002	100.0	\$980.78
11-10-100-001	25.0	\$307.44
11-10-200-002	120.0	\$959.68
11-11-100-010	0.74	\$83.76
11-11-100-011	20.2	\$108.76



### General Terms:

Listing Price: \$5,500 per acre on 350.6 +/- surveyed acres or \$1,928,300. 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.