

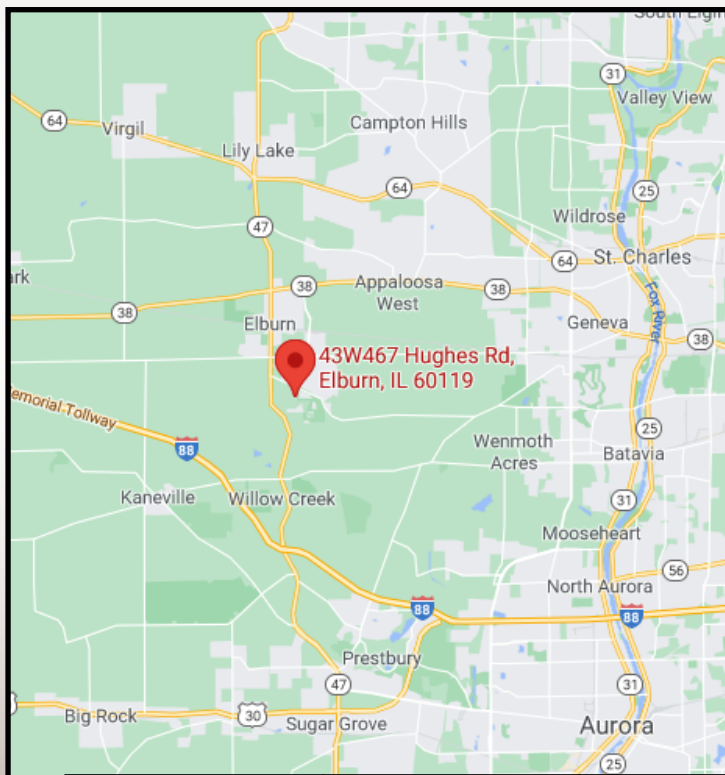


First Mid

AG SERVICES

Arthur C. Hiller Charitable Remainder Trust Farm

This productive farmland is located
between Sugar Grove & Elburn, IL, just
1/2 mile east of IL Route 47 on
Hughes Road.



Source: Google Maps



Kane County Farmland Auction

**60.32+/-
Surveyed Acres**

**August 10th @
10:00am**



- "Path of Progress" farm
- Adjacent to the Hughes Creek Golf Club and Windenoak & Blackberry Creek subdivisions

For More Information Contact:

Craig Thompson, Broker

(309) 665-0048

E-mail: crthompson@firstmid.com

David Klein, ALC

Managing Broker, Auctioneer

(800) 532-5263 or

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A

Bloomington, IL 61704

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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Craig Thompson, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller, Auctioneer 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. Call for complete brochure. Auction Location: Elburn Lions Club Building

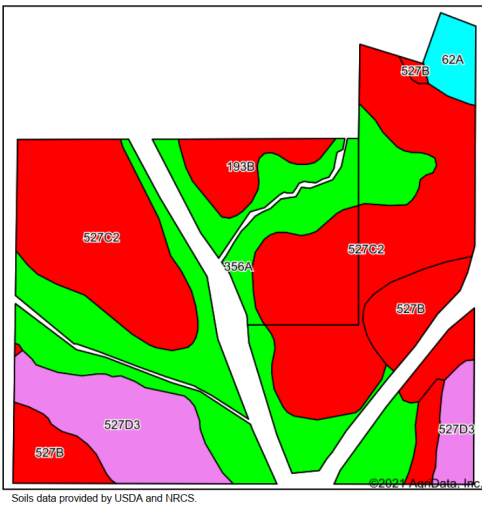


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60.32+/-
Surveyed Acres
Farmland Auction
Kane County, IL

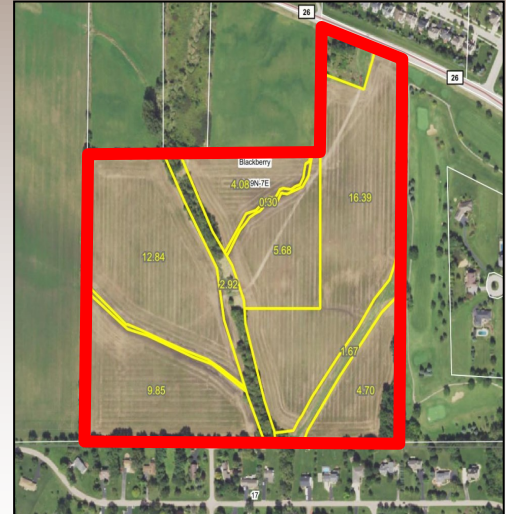
Cropland Soils



Soils Legend:
527B,C2,D3 - Kidami loam
356A - Elpaso silty clay loam
193B - Mayville silt loam
62A - Herbert silt loam
Weighted Soil PI: 119.2

FSA Cropland Acres: 53.54
Farm conservation plan is in place due to HEL status.

Aerial Photos



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

Adjacent Property:



Residential Subdivision



Golf Course & Subdivision



Residential Subdivision

Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Assessed Land Value	2020 Tax Rate	2020 Taxes Due in 2021
11-08-400-002	20.08	\$5,892	\$14,484	9.108519	\$1,855.96
11-08-300-006	40.00	\$14,651	-	9.108519	\$1,334.50

General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing on or before October 10, 2021. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain 2021 cash rent. 2021 real estate taxes payable in 2022 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2022 and all subsequent years' taxes to be paid by the Buyer. Bidders must register to participate in the auction. Contact Craig Thompson, Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid AG Services' designated agent represent only the Seller. www.firstmidag.com

