



# First Mid

## AG SERVICES

McLean County  
Farmland  
Auction

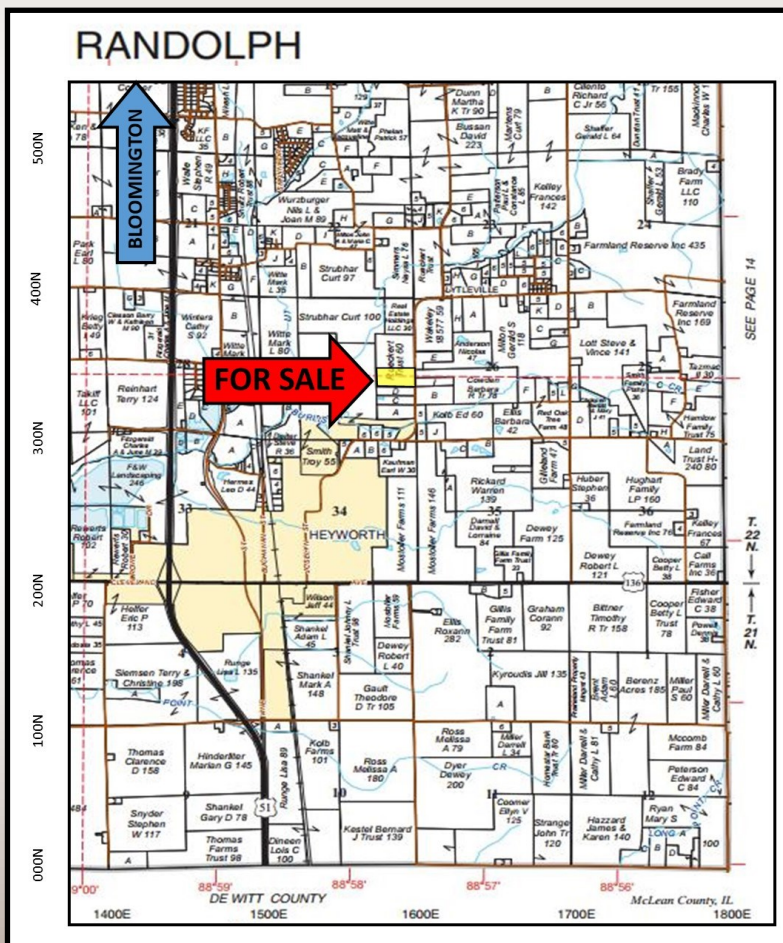
20.97 +/-

Surveyed Acres

### Baldwin & Brunson Farmland

This **Buildable Lot** features both tillable and recreational opportunities 12 miles south of Bloomington, Illinois.

Listed @  
\$335,520



- Conveniently located 12 miles south of Bloomington, IL
- Prime location for a single-family residence
- Excellent hunting for whitetail deer.
- ~ 1 mile northeast of Heyworth

For More Information Contact:

Mark Smith, Broker

(309) 665-0053

E-mail: [MRSmith@firstmid.com](mailto:MRSmith@firstmid.com)

David Klein, ALC

Des. Managing Broker

(800) 532-5263

First Mid Ag Services

6 Heartland Drive, Suite A  
Bloomington, IL 61704

Source: Rockford Map Publishing, Inc.

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, Mark Smith, 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. Farm will be sold based upon surveyed acres.

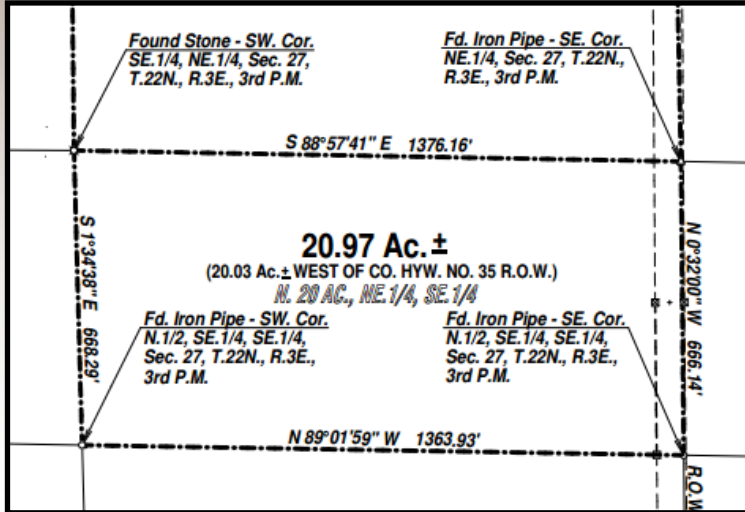


# First Mid

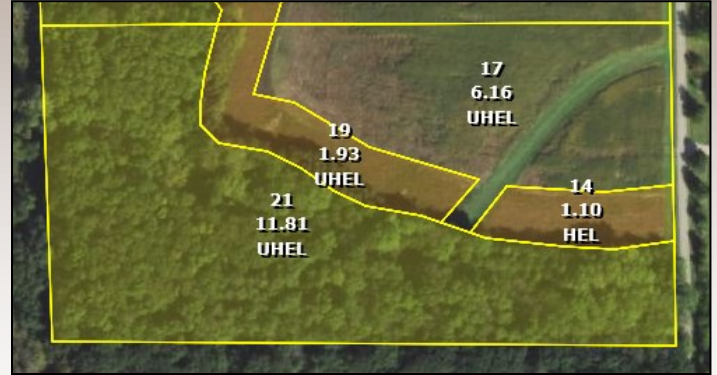
## AG SERVICES

20.97 +/- Acres  
Farmland Auction  
McLean County, IL

### Survey



### Aerial Photo



### FSA Information

FSA / Tract	12649 / 4616*
HEL Status	HEL
Wetlands Presence	Determination Not Complete
FSA Farmland Acres	21.00
DCP Cropland Acres	9.19
Corn Base Acres	3.81
PLC Yield Corn	146
Soybean Base Acres	2.35
PLC Yield Soybeans	42
Program Election on Corn & Soybeans	PLC—Corn ARC-Co—Soybeans
CRP Acres	3.03 Acres @ \$268.00/acre thru 9/30/2026

Source: McLean, IL USDA Office

\*Part of — these numbers are estimations. All numbers are subject to reconstitution by the USDA.

### Real Estate Tax Information

Tax Parcel #	Tax Acres	2020 Assessed Farm Land Value	2020 Tax Rate	2020 Taxes Due in 2021
28-27-400-002	20.00	\$2,431	8.59801%	\$209.02

### General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing in 30 days. 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 landowner's share of 2021 farm income. 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. Farm lease is open for 2022. Contact Mark Smith, Broker, or David Klein, Des. Managing Broker, for more information or to request a complete brochure. First Mid Ag Services' designated agent represent only the Seller. [www.firstmidag.com](http://www.firstmidag.com)

