



First Mid

AG SERVICES

**Marshall County
Farmland
For Sale!**

534.56 +/- Acres

The Brown Box Farm

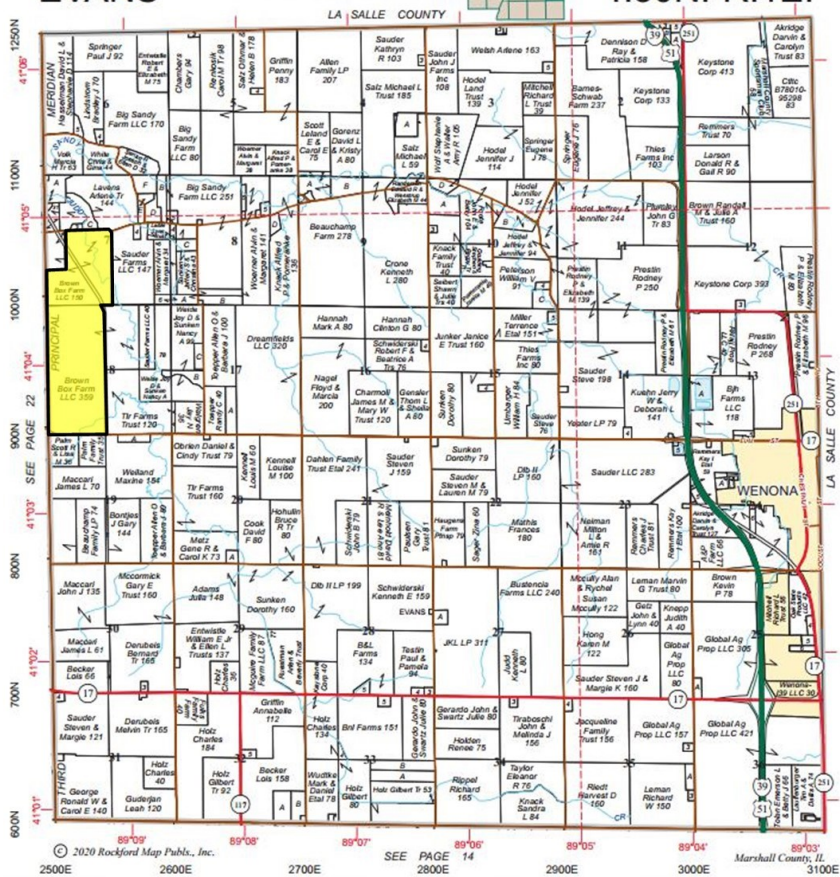
This farm is located 5 miles West of Wenona, IL
and 28 miles Northeast of Peoria, IL

**Listed @
\$12,500/acre**

EVANS

Refer to page 52 for keyed parcels

T.30N.-R.1E.



- Tile Maps Available
- Excellent Yield History
- 131.4 Soil PI on Tillable Acre
- Fenced Pasture

For More Information Contact:

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Designated Managing Broker
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Latitude: 41.063917 Longitude: -89.158163

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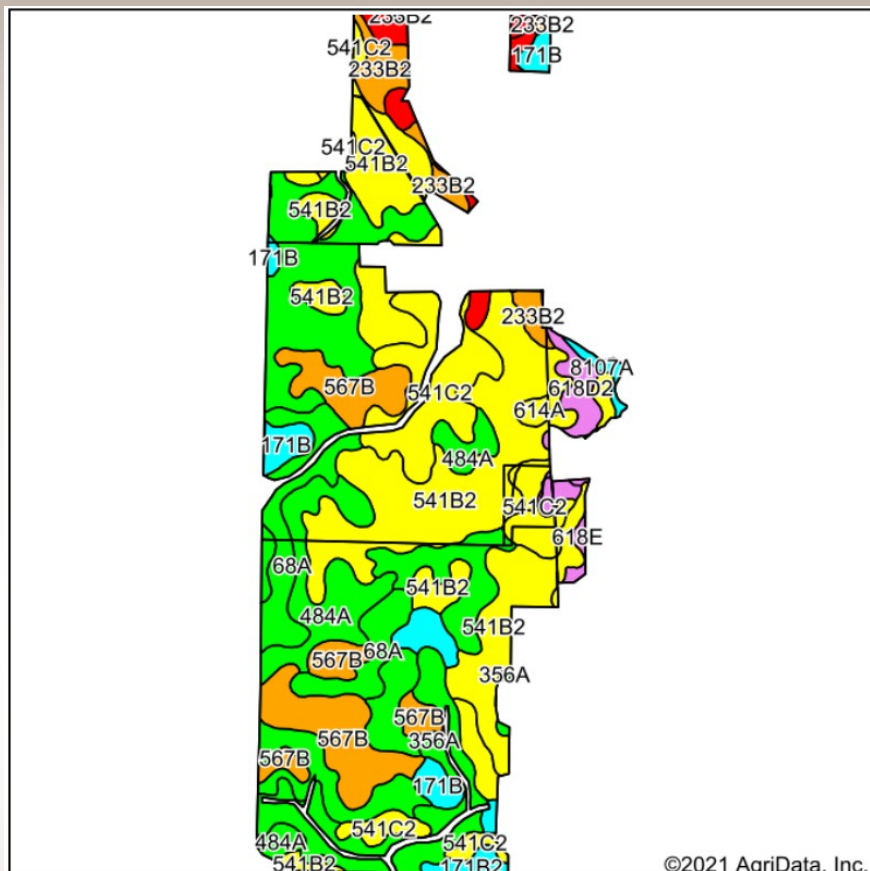


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534.56 +/- Acres
Marshall County, IL

Soil Map



Primary Soil Types:

541—Graymont Silty Clay Loam
154—Flanagan Silt Loam
484—Harco Silt Loam

Weighted Soil PI: 131.4

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

Yields

Year	Corn (bu/acre)	Soybeans (bu/acre)
2013	214	65
2014	215	63
2015	221	58
2016	218	65
2017	239	62
2018	247	59
2019	200	49
2020	230	46
2021	209	58
Average:	221	58



General Terms:

Farm Listing Price: 534.56 +/- acres @ \$12,500/acre or \$6,682,000.00. The Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the Buyer. The Seller will grant possession at closing, subject to the 2022 farm leases. The 2021 real estate taxes due in 2022 will be paid by the Seller or as a credit at closing. The 2022 real estate taxes due in 2023 will be paid as per agreement. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

