



First Mid

AG SERVICES

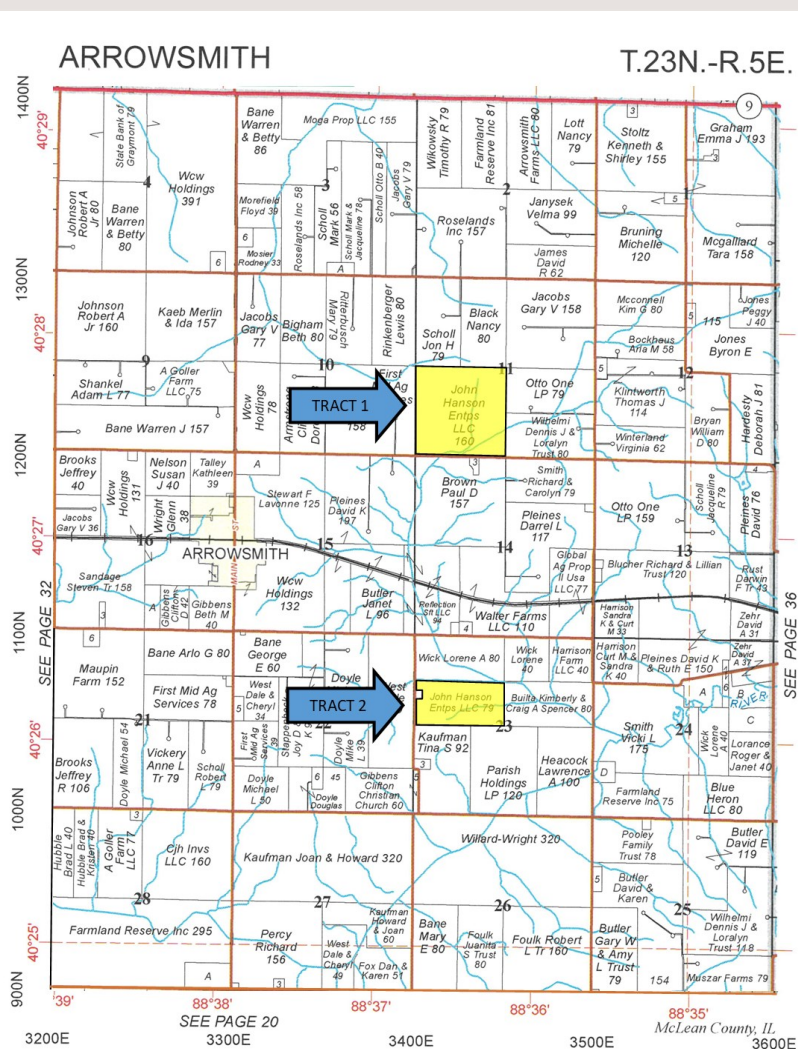
McLean County
Farmland
Auction

238.7 +/- Acres

November 30th @
10:00am

The John M. Hanson, LLC Farms

This farmland is located approximately 15 miles east of Bloomington-Normal between Arrowsmith & Saybrook, Illinois. Bidders can choose between two tracts or entirety using the Choice & Privilege Method.



- Productive, undulating silt loam & silty clay soils
- Just 14 miles west of ethanol & soybean processing at Gibson City

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

For More Information Contact:

Mark Smith, Broker

(309) 665-0053

E-mail: MRSmith@firstmid.com

David Klein, ALC

Des. Managing Broker, Auctioneer
(800) 532-5263 or

Auctioneer Lic. #441.001928

First Mid Ag Services

6 Heartland Drive, Suite A
Bloomington, IL 61704

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, 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. 2 Tracts, each based on real estate tax acres of 160 on Tract #1 and 78.7 on Tract #2, will be offered using a "choice & privilege" method. Live auction planned at Evergreen FS 402 N Hershey Rd, Bloomington, IL 61704. Bidding is conducted "by the acre" = Bid price x Acres offered. Printed October 20, 2022. Call for complete brochure. 800-532-LAND!

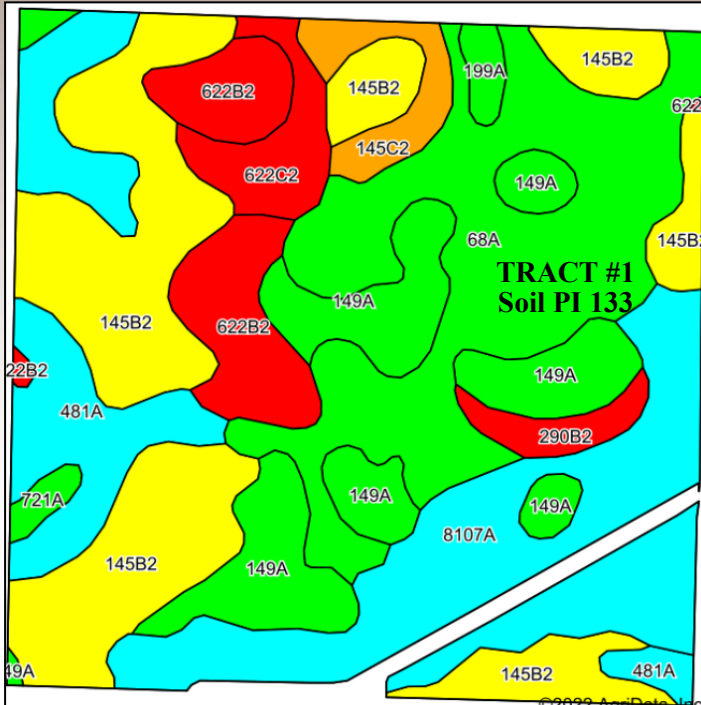


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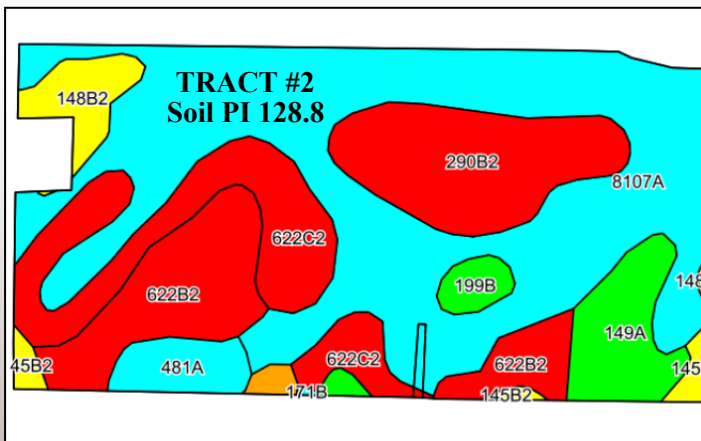
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Farmland Auction
In Person & Online!

Soil Maps



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.
Farms will be sold based upon real estate tax acres.



Aerial Photos



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 January 15, 2023. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller has terminated the 2022 lease and it is open for the new owner for 2023. Buyer to reimburse Seller for any limestone recently applied. 2022 real estate taxes payable in 2023 shall be paid by the Seller by credit at closing. 2023 real estate taxes payable in 2024, and all future year's real estate taxes, to be paid by the Buyer with no adjustments after closing. Bidding is not conditional upon financing. No wind lease on this property. All property being sold "as-is, where-is". Contact Mark Smith, Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller. See full brochure for details at www.firstmidag.com 800-532-LAND @Firstmidag on Twitter, follow us on Facebook, Instagram, Linked-In or Youtube!

