



First Mid

AG SERVICES

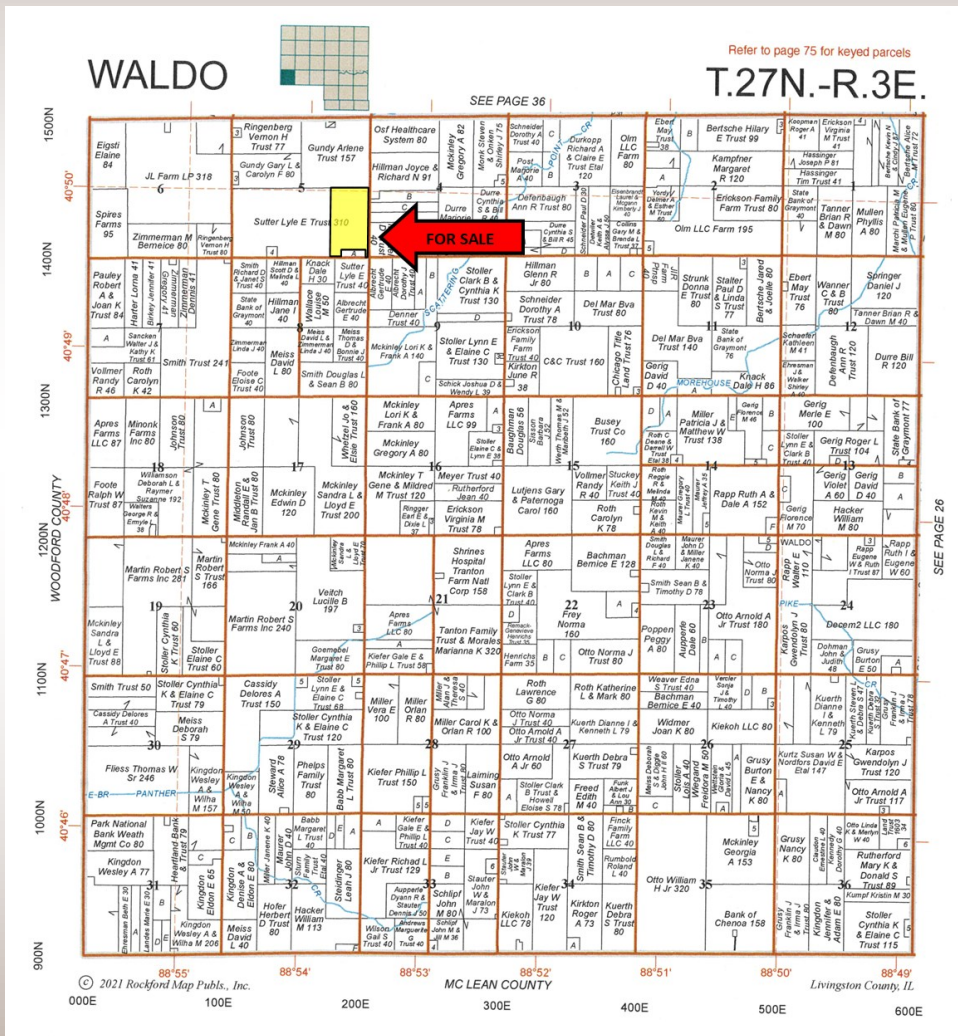
Livingston County
Farmland
For Sale!

87.86 +/- Acres

The Sutter Farm

This farm is located 7 miles North of Gridley, IL and 4 miles Southwest of Flanagan, IL

**Listed @
\$15,500/acre**



- High % Tillable
- Near excellent grain markets
- Soil PI of 129.3
- Selling Surveyed Acres
- Outstanding Fertility

For More Information Contact:

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Latitude: 40.829999 Longitude: -88.893931

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87.86 +/- Acres
Livingston County, IL

Aerial Photo



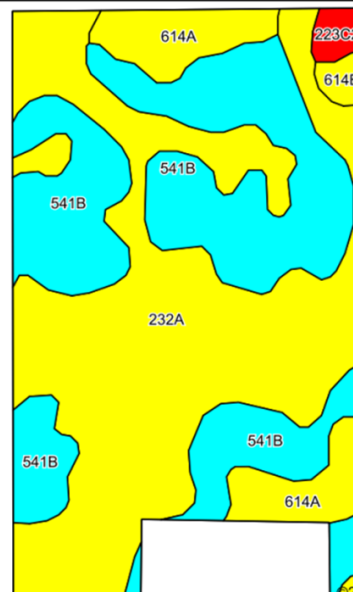
Aerial & Soils data provided by AgriData, Inc.
Lines drawn are estimates.

Yields

Year	Corn (bu/acre)	Soybeans (bu/acre)
2018	184	62
2019	<i>198</i>	59
2020	186	65
2021	<i>214</i>	65
2022	230	<i>69.5</i>
Average:	202.4	64.1

(Yields are for entire tax parcel - the crop that was a majority of the 87.86 acres are in italics)

Soil Map



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Soil Tests:

Average of
Samples pulled in Oct. 2022
*excluding approximately west 8
acres of farm

pH	P (lbs/ acre)	K (lbs/ acre)
6.5	94	516

Primary Soil Types:

232A - Ashkum silty clay loam
541B - Graymont silt loam
614A - Chenoa silty clay loam
223C2 - Varna silt loam
614B - Chenoa silty clay loam

Weighted Soil PI:
129.3

General Terms:

Farm Listing Price: 87.86 acres +/- @ \$15,500/acre or \$1,361,830.00. 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 agricultural lease is cash rented for 2023 to Gary Gundy. The Seller will retain the first installment of 2023 cash rent. The second installment shall be negotiable depending on closing date. The Seller will give a credit at closing for any unpaid 2022 real estate taxes. The 2023 estimated real estate taxes will be split proportional to the amount of 2023 rent received with the Seller providing a credit for the 2023 real estate taxes proportional to the percentage of rent received by the Seller. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

