



First Mid

AG SERVICES

Piatt County
Farmland
FOR SALE

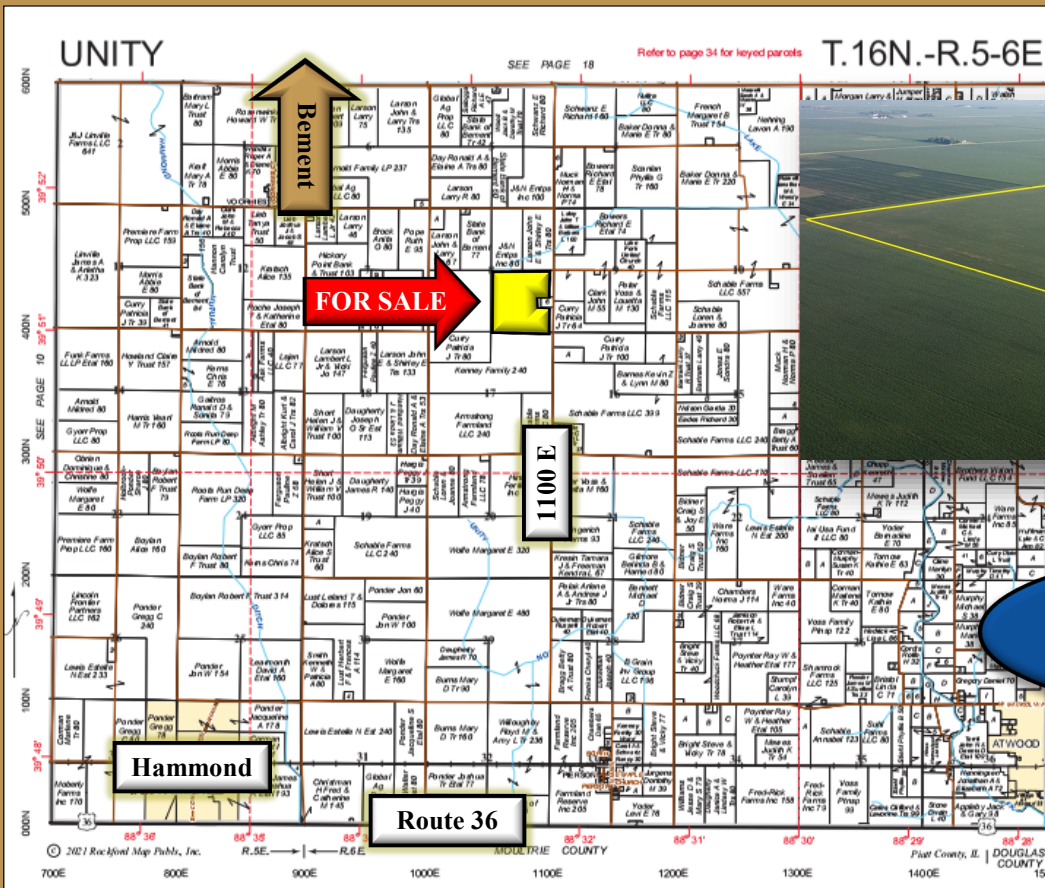
154.50 +/- Acres

Paul Hannon Trust Farm

This farm offers 154.50 +/- acres of highly productive soils in one tract, located 4.5 miles south of Bement and 20 miles east of Decatur.

Listed @
\$17,900/Acre

Piatt County | Unity Township



Coordinates:
39.853628°, -88.542457°

For More Information Contact:

Cory Kauffman, Broker
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dklein@firstmid.com

First Mid Ag Services
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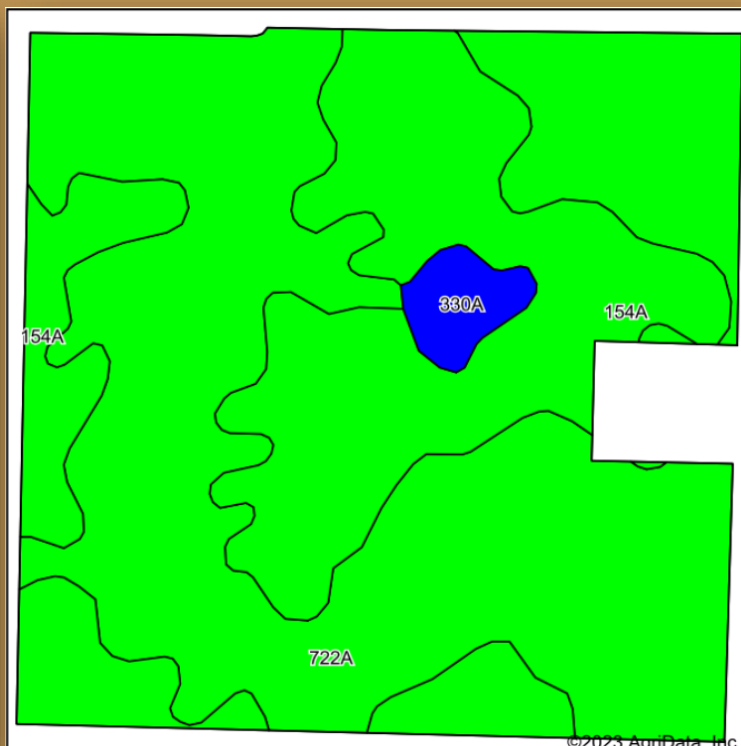
154.50 +/- Acres
Piatt County, IL

Aerial Photo



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

Soils Data



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Soil Test

Sample Date	12/9/19
Lab	KSI
# of Samples	46
Ph	6.4
P (#/Ac)	53
K (#/Ac)	239

Cropland Soils

Primary soils: Drummer-Milford (722A),
Flanagan (154A), Peotone (330A)
Weighted Soil Productivity Index: 139.3

Real Estate Taxes

Parcel ID	Acres	Tax Rate	2022 Taxes
07-08-16-006-006-00	154.50	8.30180	\$10,004.96

General Terms:

Farm Listing Price: 154.50 acres +/- @ \$17,900/acre or \$2,765,500.00. 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 through the 2025 crop year to John, Jeff, & Dan Morris. Seller will retain the first rent installment for 2023. Second rent installment and any bonus rent may be negotiable based on closing date. A copy of the lease is available upon request. The Buyer will receive the 2024 and 2025 farm rent. 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.