



Christian County
Farmland Auction
In-Person & Online

AG SERVICES

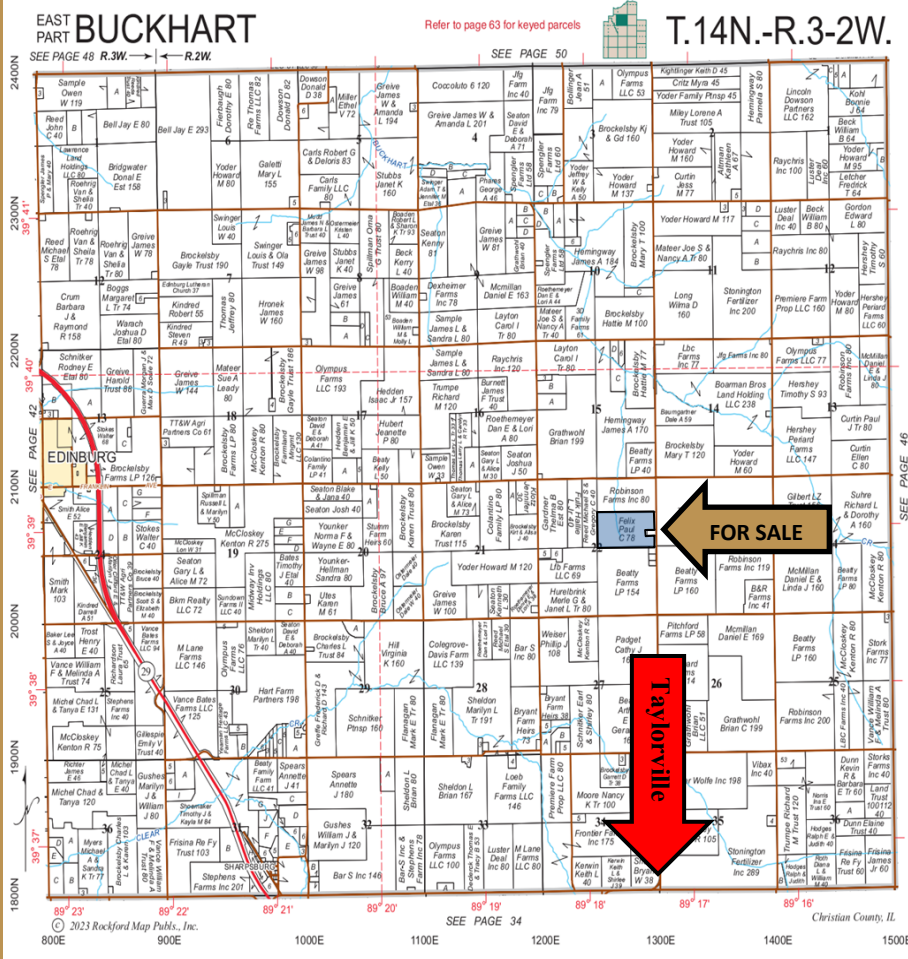
PAUL C. FELIX FARM

78+/- Acres

The Paul C. Felix farm is located approximately 6 miles north of Taylorville or 24 miles southeast of Springfield, IL along 1300 East Road.

Christian County | Buckhart Township

LIVE CALL
Thursday
March 7th
10:00 AM CST



- Class A Soils
- 142.3 soil PI
- Great yield history
- Open tenancy for 2024

For More Information Contact:

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217-421-9615

Auctioneer Lic. #441.002548

First Mid Ag Services
3151 Greenhead Drive Suite A
Springfield, IL 62711

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First Mid

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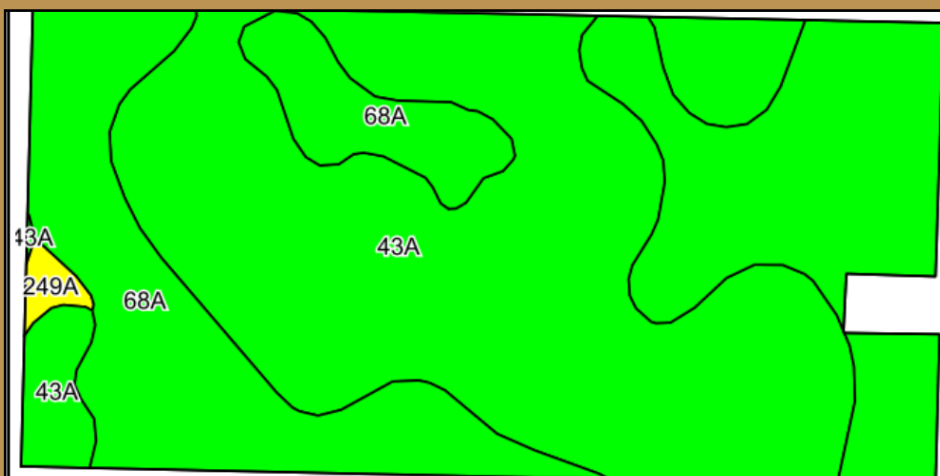
78 +/- Acres
1 Tract
Christian County, IL
In-Person & Online

Aerial Map



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

Soils Map



Weighted Soil PI 142.3

Mainly Ipava silt loam & Sable silty clay loam soils

Yield History

	Corn	Soybeans
2023		66.8
2022	256.2	
2021		73.2
2020	236	
AVG.	246.1	70

**Download the First Mid Ag
App for online bidding!**



Real Estate Tax Information

Tax Parcel #	Tax Acres	2022 Assessed Farmland Value	2022 Tax Rate	2022 Real Est. Taxes Paid in 2023
03-08-22-200-002-00	78	58,280	5.91962	\$3,449.96

General Terms:

Successful Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer at closing, subject to standard and usual exceptions. Seller will retain the Landowner's share of 2023 rents. 2023 real estate taxes payable in 2024 to be credited by the Seller at closing to the Buyer based on the most recent information. 2024 and all subsequent year's taxes to be paid by the Buyer. Ownership and legal possession shall pass to Buyer or Buyer's nominee at closing. Operating possession shall pass at closing. Bidding is not conditional upon financing. All property bring sold "as-is, where-is", Contact Keith Waterman, Managing Broker, 217-547-2884, Thomas J. Hill, Broker 217-547-2885, or Justin Wheeler, Auctioneer, 217-421-9615, for more information or to request a complete brochure. Check our website for details. www.firstmidag.com or use the First Mid Ag Services App on your mobile device! First Mid Ag Services' designated agents represent only the Seller. 3151 Greenhead Drive Suite A, Springfield, IL 62711.