



First Mid

AG SERVICES

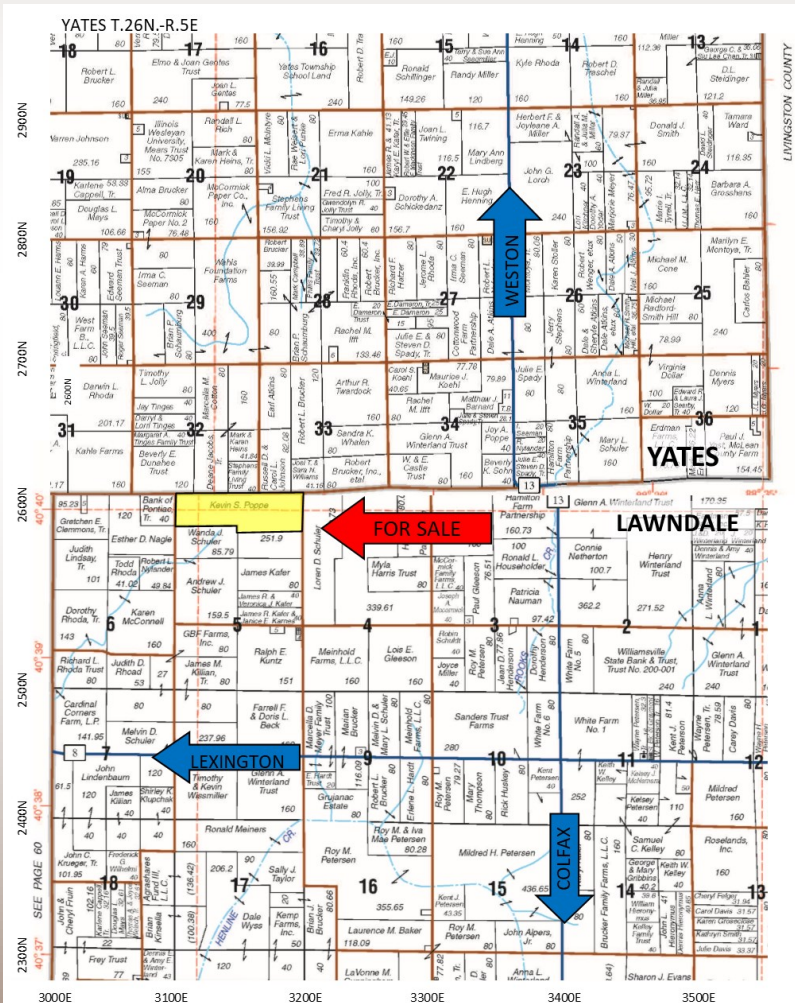
McLean County Farmland For Sale!

183.95+/- Acres

**Listed @
\$9,300/Acre**

The Poppe Farm

The Poppe Farm is a highly tillable farm located 8 miles East of Lexington, Illinois and 23 miles North-east of Bloomington/Normal, Illinois



- High Percent Tillable
- At the Corner of 3200E and 2600N Mclean Co. Illinois
- Lawndale Township
- Mile long rows

For More Information Contact:

GPS COORDINATES

**Latitude:
40.668897**

**Longitude:
-88.651775**

Kevin Meiss, Broker
(309) 665-0056
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First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

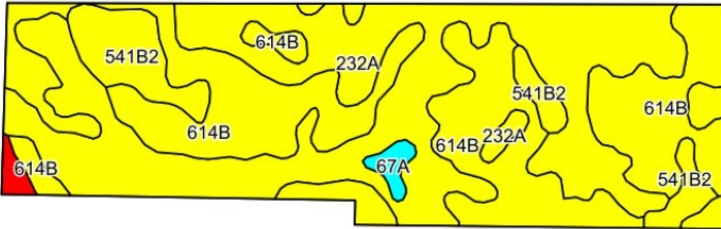


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183.95+/- Acres
Farmland
McLean County, IL

Cropland Soils



FSA Information

FSA #: 10866
Tract #: 36610
Cropland Acres: 177.56
Corn Base Acres: 97.0
Soybean Base Acres: 80.00
Corn PLC Yield: 121
Soybean PLC Yield: 40
HEL: None
Wetland: None

Soils

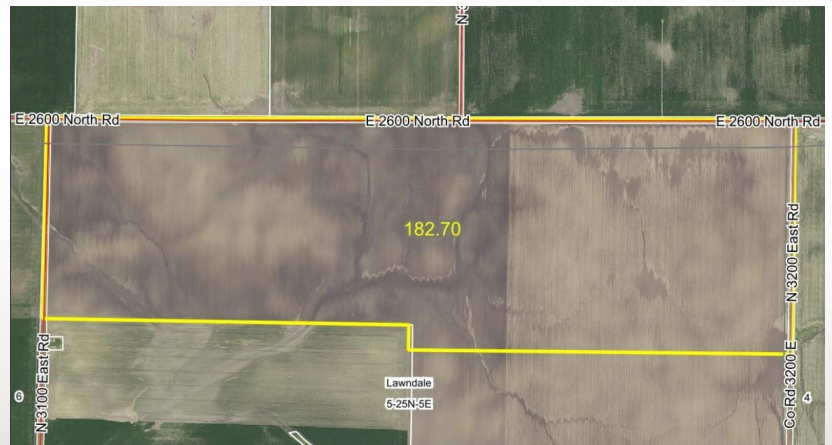
Soils Legend:

- 232A - Ashkum silty clay loam
- 614B - Chenoa silty clay loam
- 541B2 - Graymont silt loam
- 67A - Harpster silty clay loam
- 223B2 - Varna silt loam

Weighted Soil PI: 127.4

Aerial Photo and Soils data
Provided by AgriData Inc.

Aerial Photo



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

Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Assessment	2018 Tax Rate	2018 Taxes Due 2019
10-05-100-001	77.47	\$22,375	9.51464%	\$2,128.90
10-05-200-004	94.44	\$27,851	9.51464%	\$2,649.92

General Terms:

Listing Price: \$9,300/acre on 183.95+/- acres or \$1,710,735.00. 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. Seller will pay 2018 real estate taxes due in 2019 and 2019 real estate taxes due in 2020 via a credit at closing based upon the most recent real estate tax information available. Seller will retain all of the 2019 crop and government payments and will pay all 2019 crop expenses. Seller will grant full possession of the property to Buyer at closing subject to the harvest of 2019 crop. Seller prefers a lease back on this farm, but this is not a requirement. www.firstmidag.com