



# First Mid

## AG SERVICES

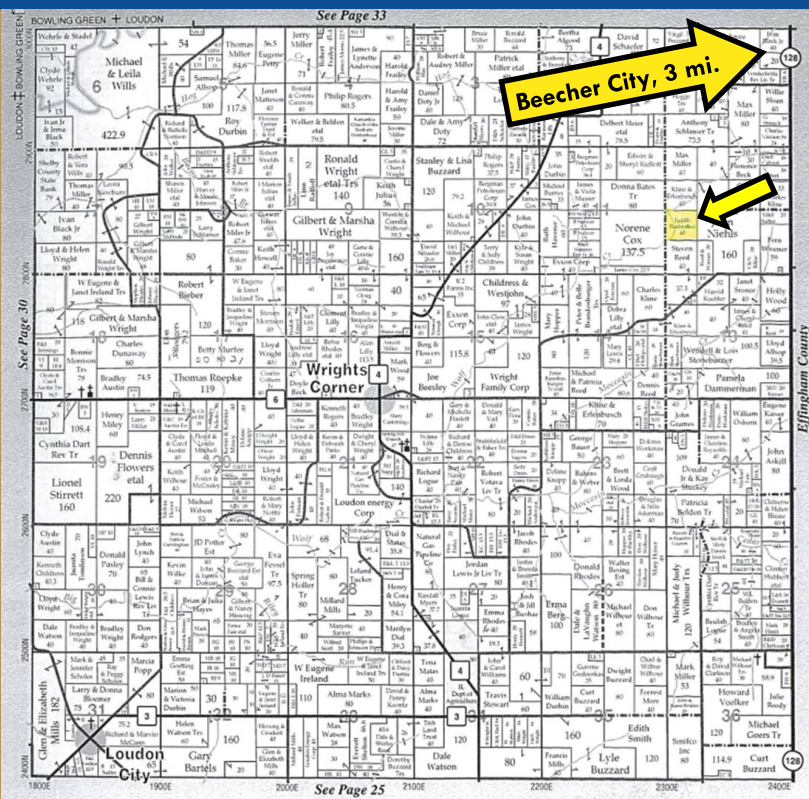
Fayette County  
Farmland  
For Sale!

39.84 +/- Acres

The Rodmaker Farm is a great combination of tillable acres and prime Southern Illinois recreational ground. Located 3 miles southwest of Beecher City, IL



### Fayette County | Loudon Township | Sections 12



18.98 FSA acres, 128 PI  
Prime deer and turkey  
hunting

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Coordinates: 39.150058, -88.822854

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 being sold in "as 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, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Brock Norris, Real Estate Broker, is the designated agent and represents the Seller Only in this transaction. First Mid, the Seller 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. Stock photo may be in use.

#### For More Information Contact:

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**First Mid Ag Services**  
1317 Charleston Ave  
Mattoon, IL 61938





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## AG SERVICES

Rodmaker Farm  
39.84 +/- Acres  
Fayette County, Illinois

### Tillable Acres & Prime Southern Illinois Hunting Ground



Soils	Soil Description	%
3333A	Wakeland Silt Loam	100%

#### Real Estate Taxes

Parcel ID	Acres	Tax Rate	2020 Taxes
10-08-12-300-001	39.84	7.12466	\$352.18

#### General Terms:

Listing Price: \$4,500 acre on 39.84 +/- acres or \$179,200.00. Buyer will enter into a contract with a 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the purchase price will be furnished by the Seller to the Buyer. The 2021 real estate taxes due in 2022 will be paid by the Seller via a credit at closing based on the most recent real estate tax information available. Seller will grant 100% possession at closing, subject to the rights of any tenant in possession of the property. The Seller will retain the 2021 rents, crops and government payments. [www.firstmidag.com](http://www.firstmidag.com)