



# First Mid

## AG SERVICES

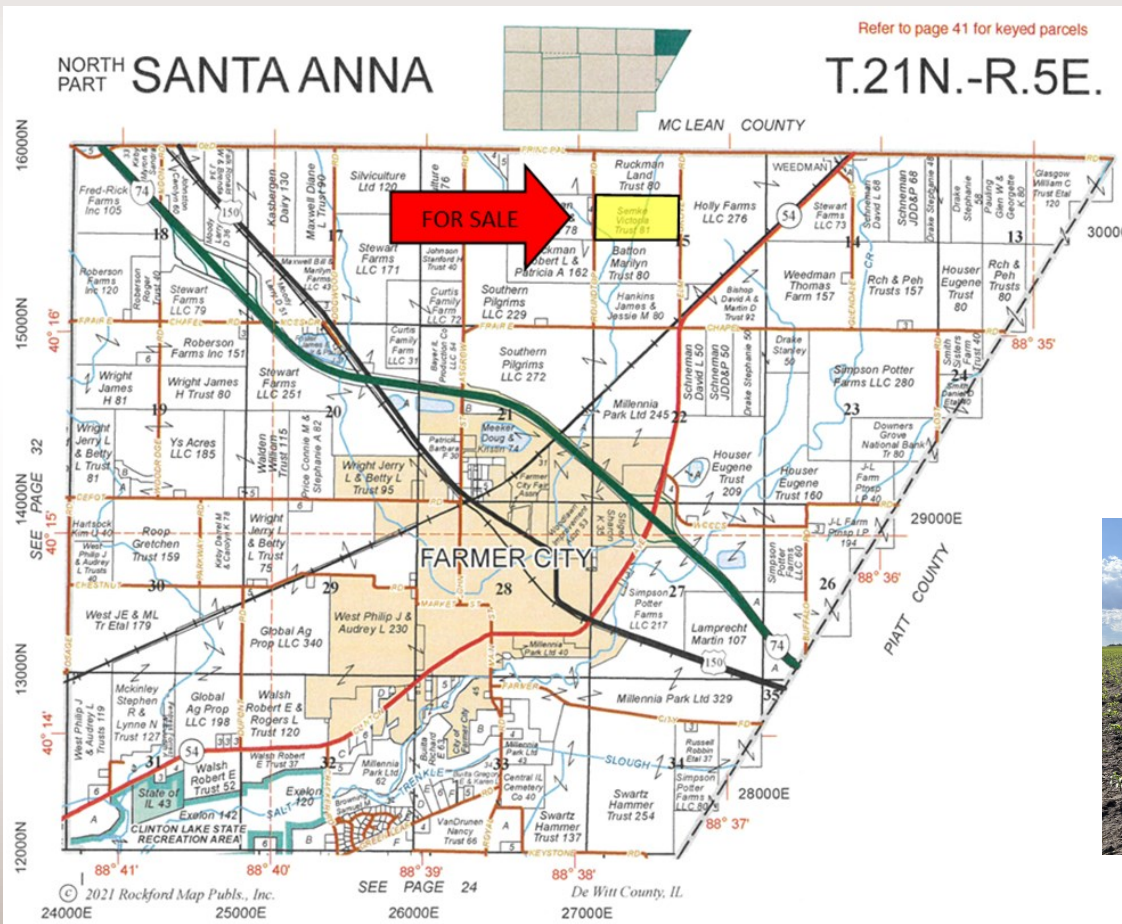
DeWitt County  
Farmland  
For Sale!

80.656 +/- Acres

### The Semke Farm

This farm is located 1 mile northeast of Farmer City and 21 miles northwest of Champaign, IL.

Price Reduced  
to \$17,500/acre



- Soil PI of 135.8
- High % Tillable
- Near excellent grain markets
- Seed corn production area



For More Information Contact:

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Latitude: 40.2766475 Longitude: -88.6270686

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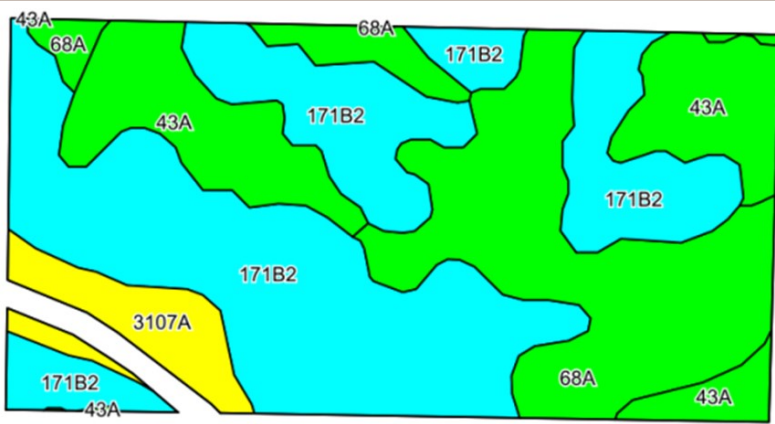
# First Mid

## AG SERVICES

80.656 +/- Acres  
DeWitt County, IL

Listed at \$17,950/acre  
Now listed at \$17,500/acre

### Soils



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

### Primary Soil Types:

- 171B2 - Catlin silt loam
- 68A - Sable silty clay loam
- 43A - Ipava silt loam

**Weighted Soil PI:**  
**135.8**

### Aerial Photo



### Yields

Year	Corn (bu/acre)	Soybeans (bu/acre)	Seed Corn (bu/acre)
2016		75.7	
2017		66.3	
2018	262.4		
2019	208.1		
2020		60.1	
2021	199.6		
2022		74.0	
2023		69.2	298.9
<b>Average:</b>	<b>223.4</b>	<b>69.2</b>	<b>298.9</b>

### General Terms:

Farm Listing Price: 80.656 acres +/- @ \$17,500/acre or \$1,411,480.00. 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 Seller will execute a lease termination notice so the farm will be open to lease for the 2025 growing season. Seller to retain Landowner's share of 2024 rents, crop sales, and government payment proceeds. Buyer to receive Landowner's share of 2025 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner's share of the 2024 crop expenses. The 2023 real estate taxes payable in 2024 will be paid by the seller. The Seller will give a credit at closing for the unpaid 2024 real estate taxes payable in 2025. All future year's real estate taxes to be paid by the Buyer. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at [www.firstmidag.com](http://www.firstmidag.com).

