



First Mid

AG SERVICES

SORBETS FARM

Douglas County
Farmland Auction
Virtual Live Online

106.2 +/-
Taxable Acres

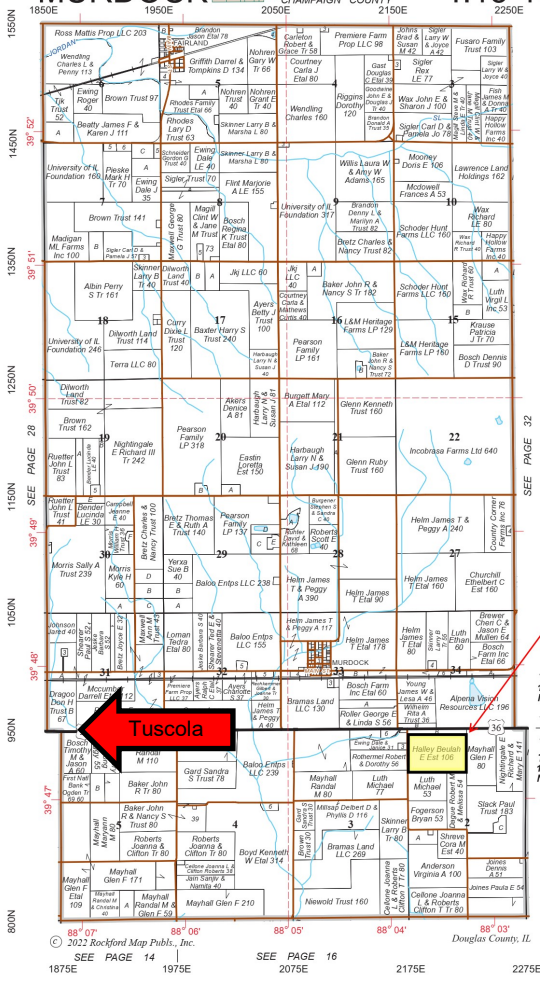
This farm consists of 106.2 +/- taxable acres and has a Soil Pl of 128.5. The farm is located 12 miles east of Tuscola, IL on N Co Rd 2165 E.

Douglas County | Murdock Township

LIVE CALL
Tuesday,
February 13th
10:00 AM CST

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MURDOCK CHAMPAIGN COUNTY T.15-16N.-R.10E.



First Mid
AG SERVICES
For Sale

- High percentage tillable
- Will be sold on 106.2 +/- taxable acres
- Located 30 miles south of Champaign

For More Information Contact:

Michael Lauher, Managing Broker 217-345-8312
Michael.Lauher@firstmid.com

Justin Wheeler, Auctioneer 217-421-9615
Auctioneer Lic. #441.002548

David Klein, Managing Broker 1-800-532-5263
dklein@firstmid.com

First Mid Ag Services
1317 Charleston Ave
Mattoon, IL 61938

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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Michael Lauher, Managing Broker, David Klein, Designated Mng. Broker, and Justin Wheeler, Auctioneer, are the designated agents and represent the Seller Only in this transaction. First Mid, the Seller, Auctioneer 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. Call for brochure.



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106.2 +/-
Taxable Acres
Douglas County, IL
Virtual Live Online

Aerial Photo



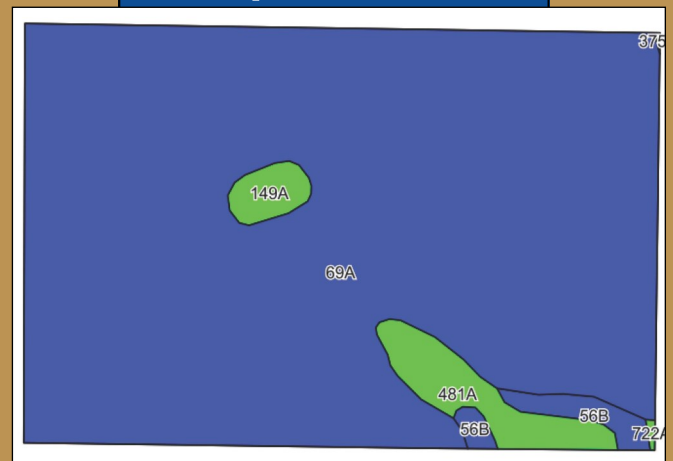
All lines drawn are estimates.

Soils Legend:

- 69A-Milford silty clay loam,
- 481A-Raub silt loam,
- 56B-Dana silt loam,
- 149A-Brenton Silt Loam,
- 722A-Drummer-Milford Silty Clay Loams,

Weighted Soil PI: 128.5

Cropland Soils



Soils data provided by AgriData, Inc.

Property Location:

Latitude: 39.7890, Longitude: -88.0593

Download the First Mid Ag App for online bidding!



Real Estate Tax Information

Tax Parcel #	Tax Acres	2022 Assessed Farm Land Value	2022 Tax Rate	2022 Real Est. Taxes Paid in 2023
06-10-02-100-003	91.2	\$39,288	6.751100	\$2,925.98
06-10-02-100-002	15.0	\$ 6,344	6.751100	\$ 473.30

General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing on or before March 12, 2024. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. The current lease has been terminated and possession is open for 2024. All 2023 real estate taxes payable in 2024 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2024 and all subsequent years' taxes to be paid by the Buyer. Contact Michael Lauher, Managing Broker, or Justin Wheeler, Auctioneer, for more information or to request a complete brochure. Online Bidding options will be available a few days prior to the auction date. 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. Phone: 217-345-8312. 1317 Charleston Ave, Mattoon, IL 61938.