



First Mid

AG SERVICES

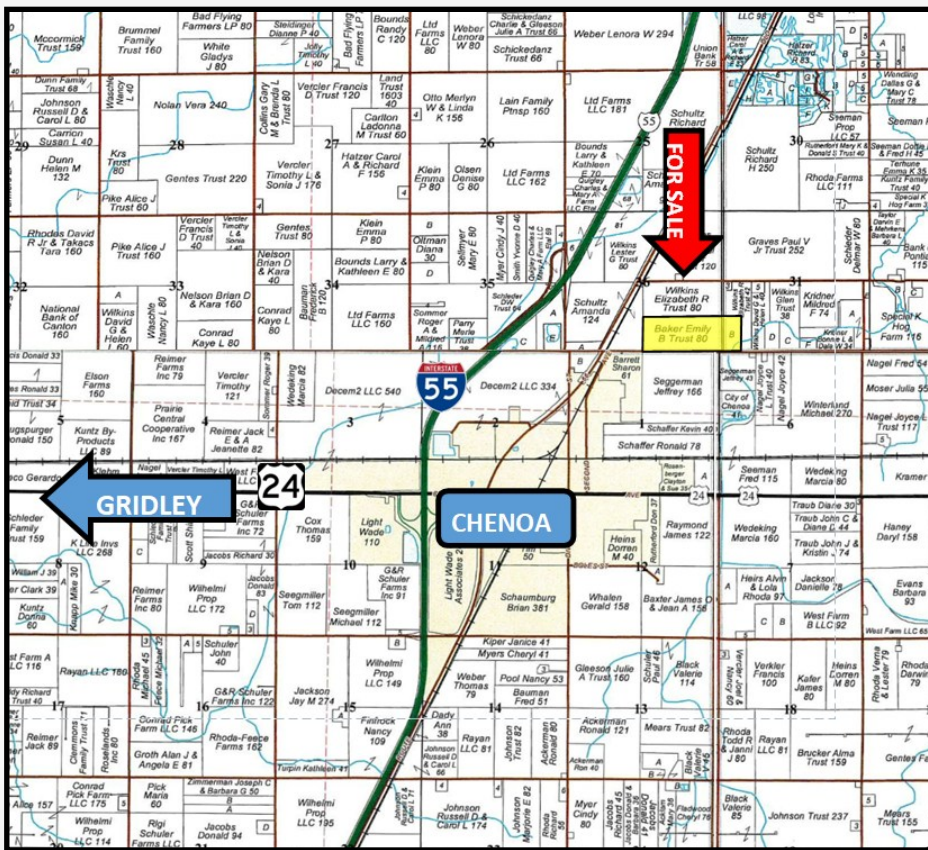
Livingston County
Farmland
Auction!

100 +/- Acres

July 22nd
@ 10:00 a.m.

The Emily Baker Trust Farm

This farm property is located approximately one-half mile northeast of Chenoa, Illinois on 900N/3200N Road.



- Outstanding Yield History
- Excellent Fertility
- Very High Percentage Tillable

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For More Information Contact:

Dan Patten, Broker
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Justin Wheeler, Auctioneer
217-855-8358

David Klein, Des. Managing Broker
1-800-532-5263

First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

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, Dan Patten, Real Estate Broker, Justin Wheeler, Auctioneer, and David Klein, Designated Managing Broker, are the designated agent and represents 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. Announcements on auction day take precedence over all printed material. Disclosures for house in brochure. Call for complete brochure. Steven T. Mann, Attorney for Seller. 213 Green Street Chenoa, IL 61726 815-945-2611

Auction Location: Evergreen FS Building 402 North Hershey Road Bloomington, IL 61704

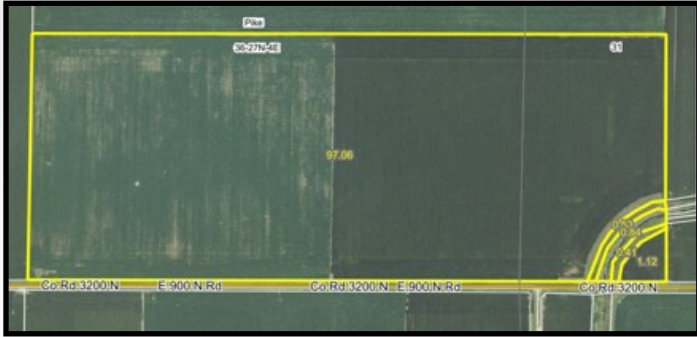


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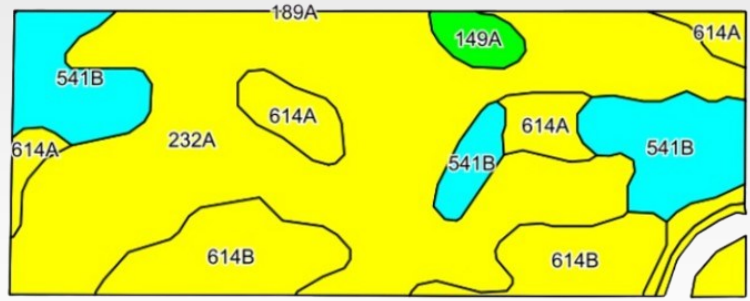
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Livingston County
Farm Auction
In Person & Online!

Aerial Photos



Soils



Aerial and soil Information from Agridata, Inc. All lines drawn are estimates

Weighted Soil PI: 128.2

Yields

Year	Corn	Soybeans
2025	255.3	72.0
2024	245.0	72.7
2023	260.1	67.6
2022	249.8	72.2
2021	255.2	69.1
AVG	253.1	70.7



Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Tax Rate	2025 Taxes Paid 2026
20-20-36-400-002	80.0	\$42,646	7.93749	\$3,706.18
21-21-31-300-002	20.0	\$10,052	7.79628	\$883.22

General Terms:

Buyer will enter into a contract following the auction, with 10% down payment required and balance due at closing on or before 45 days after the auction. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller shall retain the first installment of the 2026 cash rent. The Buyer will receive the final cash rent payment for 2026. Please contact broker for details. Buyer shall agree to continue to honor any existing government agricultural program and conservation contracts affecting the real estate and indemnify and hold harmless Seller for any damage Seller may sustain by reason of any failure of Buyer to keep or perform any of the covenants and obligations provided to be kept or performed under the terms and conditions of any such contracts by Seller. 2025 real estate taxes payable in 2026 will be paid by Seller. The estimated 2026 real estate taxes and payable in 2027 shall be paid equally by Seller and Buyer, by a credit at closing, based upon the most recent real estate tax information available at closing. Any estimated real estate taxes not yet due but paid by the Seller shall be as a credit to the Buyer(s) at closing, based upon the most recent real estate tax information available. 2027 and all future years' real estate taxes, to be paid by the Buyer(s). Contact Dan Patten, Broker, or Justin Wheeler, Auctioneer, for more information or to request a complete brochure. **First Mid Ag Services' designated agents represent only the Seller.** www.firstmidag.com. 800-532-LAND

