



First Mid

AG SERVICES

McLean County
Farmland Auction
In Person & Online

THE DENNING TRUSTS FARM

This farmland will be offered in seven tracts. Tract #1 is located approximately 1 mile west of Downs, Illinois and tracts # 2-7 are located 1 mile southwest of Leroy, Illinois.

**540.1411+/-
Total Acres**

**March 25th
@ 10:00 a.m.**



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Bid Online!**



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, Phillip Rich, Real Estate Broker and David Klein, Auctioneer, 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. Call for complete brochure.

Auction Location: Evergreen FS, Inc. 402 N Hershey Rd, Bloomington, IL 61704

For More Information Contact:

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David Klein, ALC

Designated Managing Broker,

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First Mid Ag Services

6 Heartland Drive, Suite A

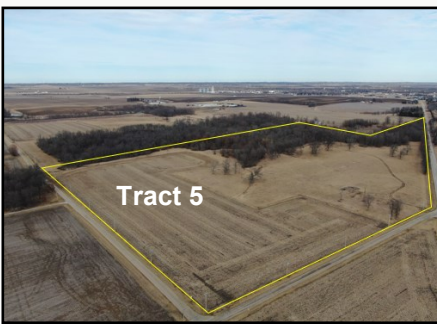
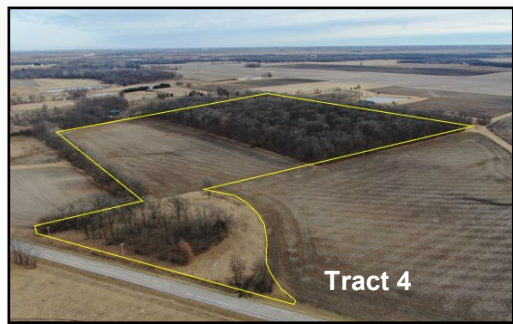
Bloomington, IL 61704



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Tract	Acres	Tillable Acres*	Soil PI*
1	205.9166	195.33	141.7
2	81.2555	77.18	139.8
3	72.8793	71.04	134.0
4	44.4243	14.69	120.7
5	54.9158	14.71	119.9
6	41.4121		
7	39.3475	15.63	122.4

*Estimations.
All Tract units
are surveyed
acres+/-.

General Terms:

Buyer will enter into a contract following the auction, with 10% down payment required and balance due at closing on or before April 30, 2025. 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 2024 crop income/cash rent or government payments and pay all related expenses for the 2024 crop year. 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. Current farmland lease has been terminated. 2023 real estate taxes payable in 2024 have been paid by Seller. The estimated 2024 real estate taxes and payable in 2025 shall be paid by Seller, by a credit at closing, based upon the most recent real estate tax information available at closing. The Seller will escrow proceeds from the sale at 120% of the 2023 tax rate to pay the 2024 real estate taxes. 2025 and all future years' real estate taxes, to be paid by the Buyer(s). All tracts will be offered based on surveyed acres per tract. Contact Phillip Rich Broker, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller in this transaction. Disclosures for the dwelling on Tract 1 are available in the complete brochure. www.firstmidag.com. 800-532-LAND @Firstmidag on Twitter

