



First Mid

AG SERVICES

Macon & Christian County Farmland For Sale!

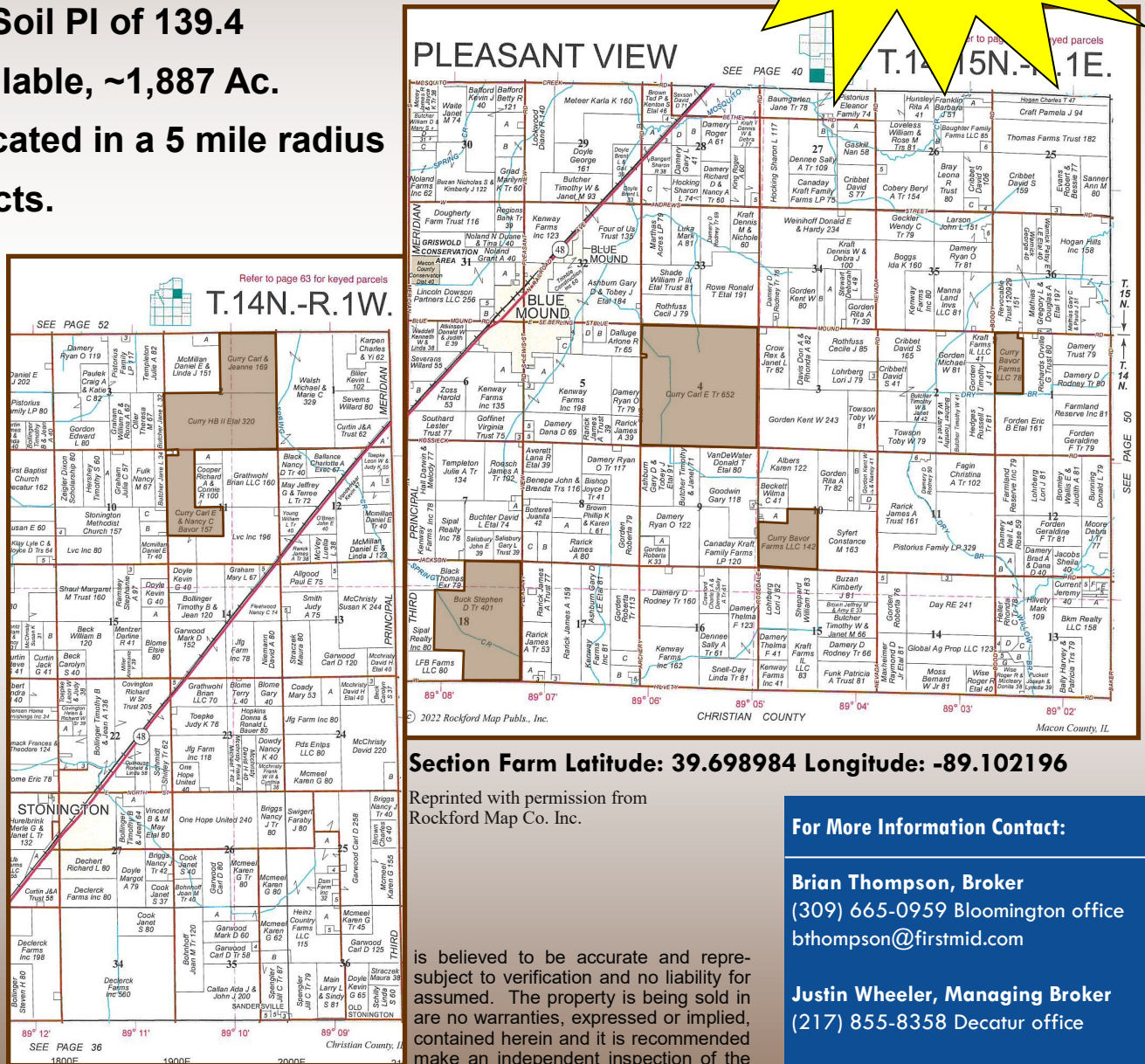
1,927.93 +/- Acres

The Curry-Buck Farms

This premium portfolio of prime farmland surrounding Blue Mound, Illinois is a once in a lifetime opportunity!

Listed @ \$37,000,000!

- Average Soil PI of 139.4
- 97.9 % Tillable, ~1,887 Ac.
- Farms located in a 5 mile radius for all tracts.
- Excellent grain markets near Decatur
- 3 parcels of 400+ acres
- Offered only in its entirety.



Section Farm Latitude: 39.698984 Longitude: -89.102196

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For More Information Contact:

Brian Thompson, Broker
(309) 665-0959 Bloomington office
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Justin Wheeler, Managing Broker
(217) 855-8358 Decatur office

David Klein, ALC, AFM
Designated Managing Broker
(800) 532-5263 or 309-261-3117
First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

The information provided is tentative. However, it is error or omissions is "as is" condition. There as to the information that all interested parties property at their own Broker. First Mid Ag Services, a division of First Mid Wealth Management Co. is the Listing Broker, Brian R. Thompson, Justin Wheeler, Managing Real Estate Broker, & David Klein, Designated Managing Broker are the designated agents and represent the Seller Only in this transaction. First Mid, the Seller and designated agents 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. Contact Brokers for details and brochure.



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1,927.93 +/-
Acres

Listed at \$19,192/acre

Aerial Photo

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



Soils

Yields— 6 Year Averages

Mainly Prime Flat and Black Sable, Spaulding, Shiloh, Hartsburg silty clay loam and Ipava, Osco, Buckhart silt loam soils providing a weighted average soil productivity index of 139.4 across all farms.

General Terms:

This opportunity is listed in its entirety and not separate parcels. Offers are to be made on the entirety. Farm Listing Price: 1,927.93 acres +/- @ 19,192/ acre or \$37,000,000. The Buyer will enter into a contract with a down payment made and held in escrow until closing with the balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer. The Seller to complete the 2024 crop year with current tenants and retain Landowner's share of 2024 rents, crop sales, and government payment proceeds while also paying all 2024 crop input expenses. Leases will be terminated following the 2024 crop harvest and cropland open for 2025. Building use to be retained through June 1, 2025. The Seller shall pay 100% of the 2023 and 2024 real estate and drainage taxes. Any real estate taxes not yet paid at closing for 2023 and 2024 will be provided to the Buyer as a credit at closing. All future year's real estate taxes to be paid by the Buyer. Seller to retain a portion of the farmstead in Section 4, Pleasant Grove Township, Macon County to be surveyed including dwelling, garage, large machine shed and small shed. Reimbursement will be due from Buyer at closing to tenant for unused depreciated limestone value applied. Details can be found in our complete brochure. All easements of record will run with the land. This land IS NOT subject to any wind, solar or carbon sequestration agreements. All mineral rights owned by the Seller will be conveyed to the Buyer. Buyer should make their own inspection at their own risk. For more information, request a full brochure at www.firstmidag.com.

Farm	Corn (bu/acre)	Soybeans (bu/acre)
489 Ac. Sec 2	249	76
157 Ac. Sec 11	238	74
81 Ac. Section 1	233	70
660 Ac.-Sec 4	249	78
140 Ac. Sec 10	208	76
400 Ac. Sec 18	237	74

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