



First Mid

AG SERVICES

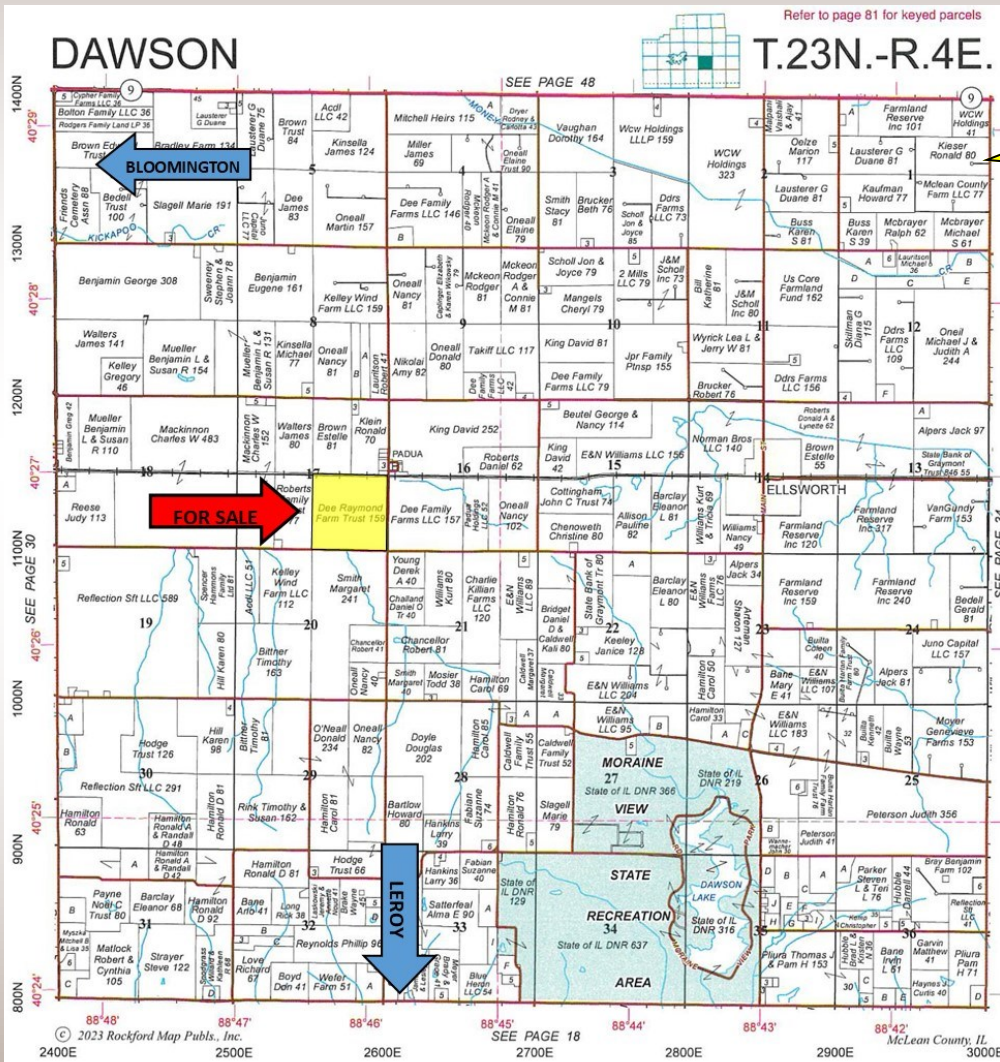
McLean County
Farmland
For Sale!

The Raymond Dee Trust Farm

Farm is located 2.5 miles west of Ellsworth IL,
7 miles east of Bloomington, IL and
6 miles north of LeRoy, IL.

158.5 +/- Acres

Listed @
\$15,900 per acre



- Excellent soil fertility
- Near excellent grain markets
- Income producing CRP & Off Airport Beacon Land Lease
- Several recent tile projects completed with outlet for a partial system

For More Information Contact:

Tyler Roth, Broker
(309) 665-0958
E-mail: troth@firstmid.com

David Klein, ALC, AFM
Designated Managing Broker
(800) 532-5263 or
(309) 665-0961
E-mail: dklein@firstmid.com

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

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Latitude: 40.44625 Longitude: -88.76868

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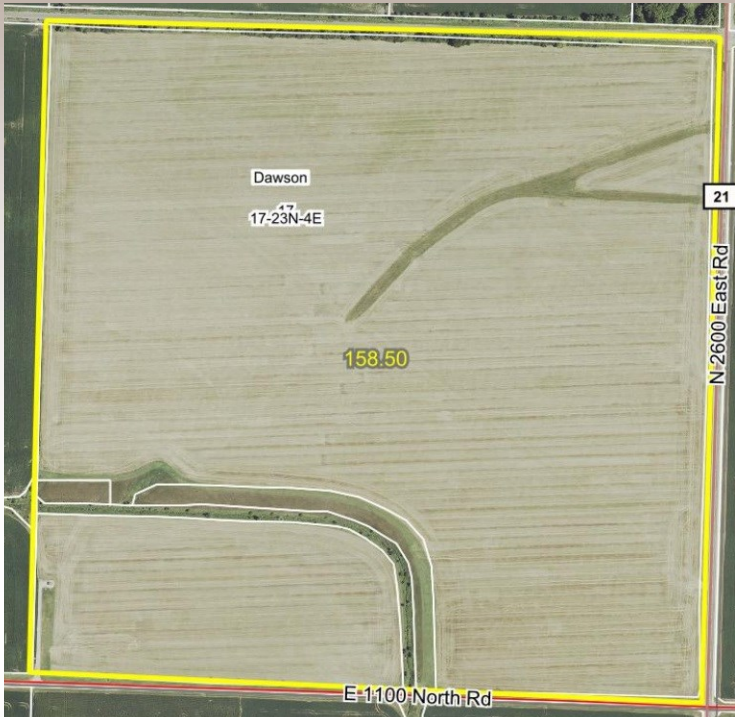
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158.5 +/- Acres
McLean County, IL

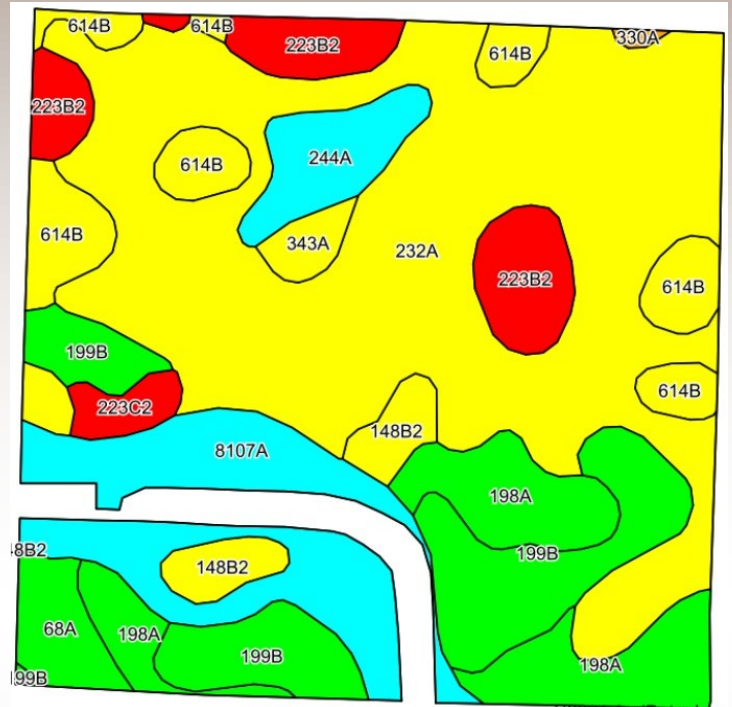
Listed at \$15,900 per acre

Aerial Photo



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

Soil Map



Primary Soil Types:

- 232A - Ashkum silty clay loam
- 8107A - Sawmill silty clay loam
- 199B- Plano silt loam
- 198A - Chenoa silty clay loam

Weighted Soil PI: 130.6

Soil Fertility Test

pH	P (lbs/ acre)	K (lbs/ acre)
6.6	95	330

Average of 47 samples,
pulled in November, 2023.



General Terms:

Farm Listing Price: 158.5 +/- real estate tax acres @ \$15,900/acre or \$2,520,150.00. Acreage based upon real estate tax acres. 3.9 acres CRP CP 21 on north side of open ditch, annual payment \$1,512. Off Airport Beacon Land Lease (.183 acres), \$1,900 annual payment. 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 agricultural lease is cash rented for 2024. Seller has collected the proceeds from the first installment of the 2024 cash rent. Buyer will receive second installment of cash rent plus bonus (if any), CRP and Off Airport Land Lease payments (depending on closing date). Seller will provide a credit at closing for the 2023 estimated real estate taxes due in 2024 and 50% of the estimated 2024 real estate taxes due in 2025. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

