

Farm for Sale

First Mid Ag Services - Farm Brokerage



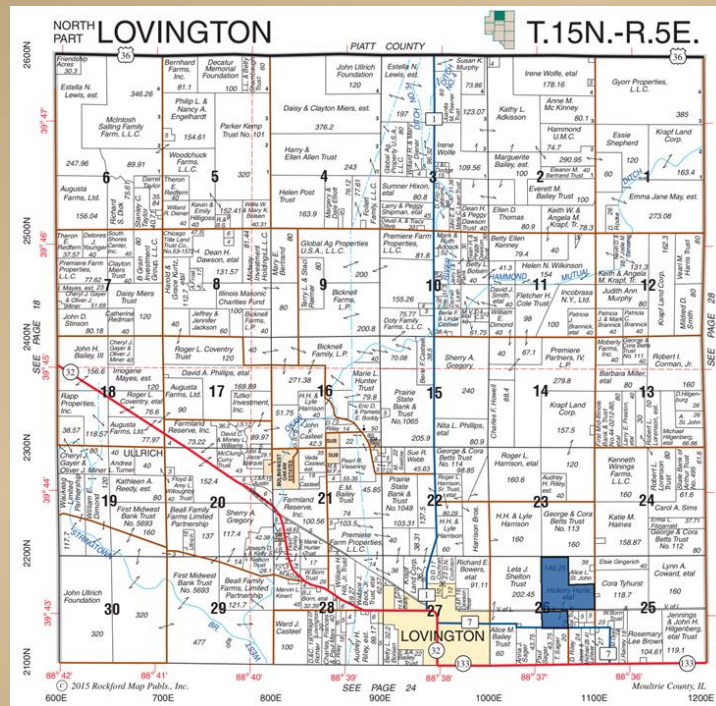
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Hurie Farm

146.25 acres in Moultrie County

Offered at \$10,450/acre (\$1,528,312.50)



Contact Information

Kyle Ogden, Listing/Managing Broker
 First Mid Ag Services
 1515 Charleston Avenue, Mattoon, IL 61938
 (Office) 217-258-1561
 kogden@firstmid.com

Highlights

- Class A Soils
- High Percentage Tillable

Real Estate Tax Information (2017 Payable 2018)

PIN	Acres	Assessed Value	Tax
02-02-26-000-200	146.25	\$76,020	\$5,352.08

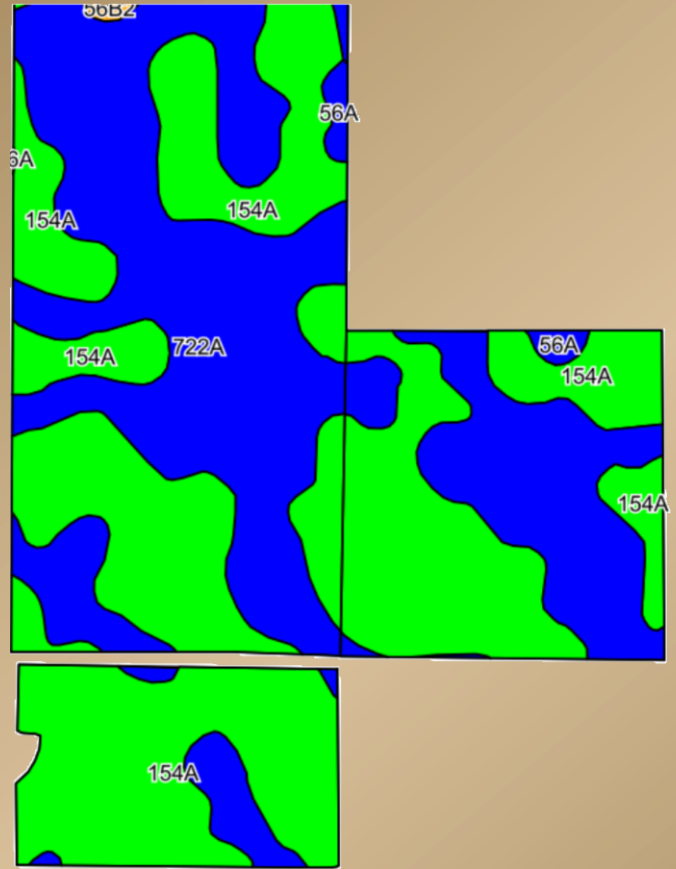
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Aerial Map, Soil Information, Yield History



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Soil	Soil Description	Acres
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154A	Flanagan Silt Loam	79.27
722A	Drummer-Milford Silty Clay Loam	65.39
56A	Dana Silt Loam	1.36
56B2	Dana Silt Loam	0.37

Farm Average PI: 140.7

Tillable Acres: 146.39

Soil Test Results

South Central FS – October 2016

pH	P1	K
6.2	41	271

Yield History

Year	Corn	Soybeans
2017	219	N/A
2016	N/A	62
2015	189	N/A
2014	N/A	63

General Terms:

The buyer shall provide a 10% down payment upon entering into a contract. All mineral rights owned by the seller will be conveyed. The buyer shall receive possession of the property at closing SUBJECT TO a cropshare lease with tenant Treston Eads. Mr. Eads and the sellers will retain their share 2018 crop and associated government payments. Buyer will receive a credit for the 2018 property taxes payable in 2019 and shall be responsible for all future taxes.

Kyle Ogden, Listing / Managing Broker
Phone: 217-258-1561



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