



First Mid

AG SERVICES

Edgar County
Farmland
For Sale

The Freberg Parker Farm

159.00 +/- Acres

The Freberg Parker Farm offers 159.0 +/- tax acres tract located 6.4 miles southeast of Kansas, Illinois at the intersection of Cline Orchard Road (CR 600E) & CR 175N. The farm consists of 148.56 FSA cropland acres with a soil PI of 119.4. Open lease for 2026.

Listed at
\$11,000/acre

Edgar County | Grandview Township



For More Information Contact:

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Managing Broker**
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Visit www.firstmidag.com for additional information.

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" 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, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker. Cory Kauffman, Broker and David Klein, Designated Managing Broker, are the designated agents and represents the Seller Only in this transaction. First Mid, the Seller, 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. Call for complete brochure or visit our website at www.firstmidag.com.



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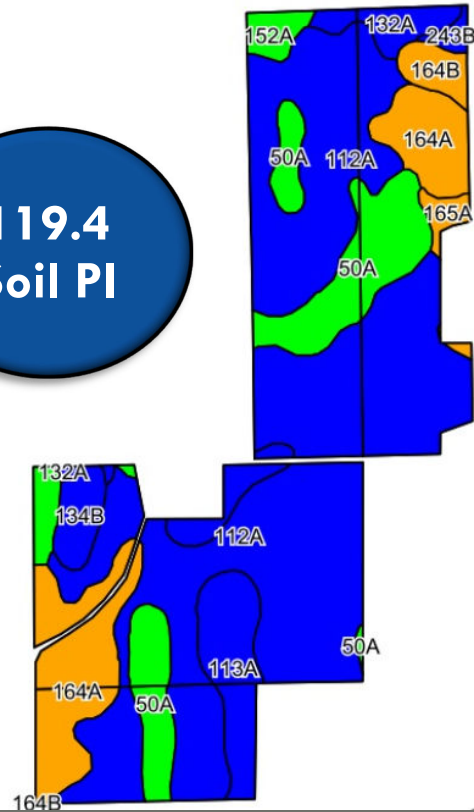
159.00 +/- Acres
Listed at \$11,000 acre
Edgar County, IL

Aerial Photo



Cropland Soils

119.4
Soil PI



Real Estate Tax Information

Parcel #	Tax Acres	2024 Taxes Paid 2025
06-22-10-300-004	39.50	\$1,037.62
06-22-15-100-002	99.50	\$2,388.64
06-22-15-300-001	20.00	\$504.26

FSA & Soils data provided by Agridata, Inc. Lines drawn are estimates.

General Terms:

10% down payment required at contract signing and balance due at closing in ~ 45 days. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain landowner's share of the 2025 crops, and government payment proceeds under the current lease. 2025 real estate taxes payable in 2026 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2026 and all subsequent years' taxes to be paid by the Buyer. Contact Cory Kauffman, Broker, or Dave Klein, Managing Broker, for more information. Check our website for details. www.firstmidag.com or use the First Mid Ag Services App on your mobile device! First Mid Ag Services' designated agents represent only the Seller.