



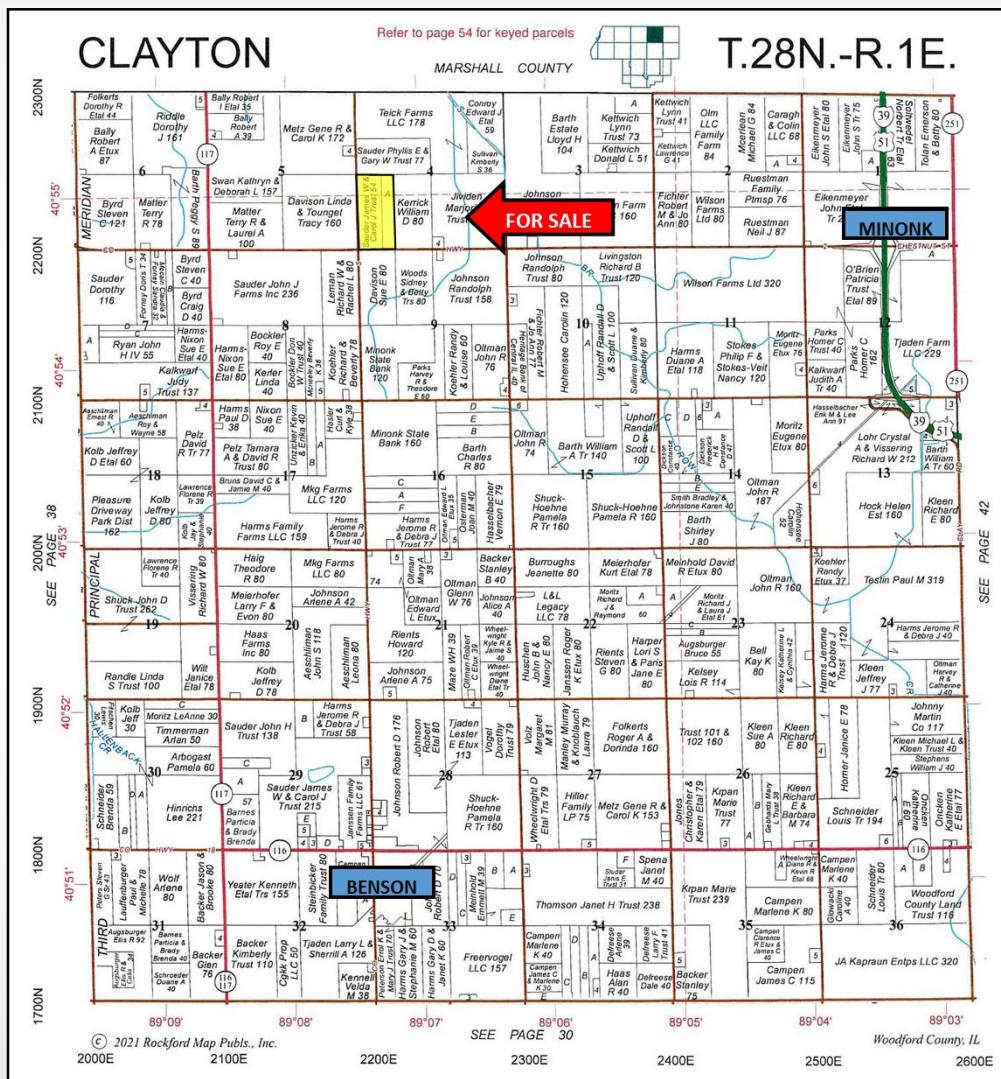
First Mid

AG SERVICES

Woodford County
Farmland
For Sale!

The Sauder Farm

This farm is located 3.5 miles West of Minonk and just 4 miles North of Benson, IL.



Reprinted with permission from Rockford Map Co. Inc.

Latitude: 40.915239

Longitude: -89.121953

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 Co. is the Listing Broker, Michael K. Rhoda, Managing Real Estate Broker, is the designated agent and represents the Seller 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.

80.73 Acres +/-



- Soil PI of 140.0
- High % Tillable
- Class A Farmland
- Great Location



For More Information Contact:

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David Klein, ALC, AFM

Designated Managing Broker

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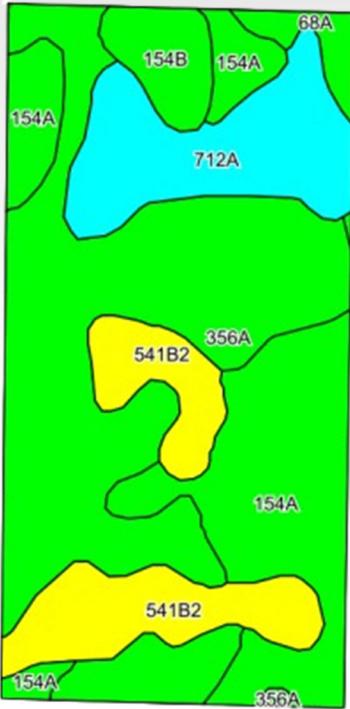
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80.73 Acres +/-
Woodford County, IL

For Sale!

Soils Map



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

Aerial Map



Weighted Soil PI: 140.0

Primary Soil Types:

- **356A - Elpaso silty clay loam
- 154A - Flanagan silt loam
- **541B2 - Graymont silt loam
- **712A - Spaulding silty clay loam
- **154B - Flanagan silt loam
- **68A - Sable silty clay loam

Total Real Estate Taxes: \$4,986.70

Tax Parcel #	Tax Acres	2024 Net Taxable Value	2024 Tax Rate	2024 Taxes Paid in 2025
05-04-300-003	53.85	\$41,039	7.962000%	\$3,267.54
05-04-300-004	26.88	\$21,592	7.962000%	\$1,719.16

Soil Fertility Tests

Test Date	P (lb/ac)	K (lb/ac)	pH
Fall 2023	53	267	6.3

General Terms:

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 Seller will terminate the lease, and the farm will be open for lease for the 2026 growing season. Seller to retain Landowner's share of 2025 rents, crop sales, and government payment proceeds. Buyer to receive Landowner's share of 2026 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner's share of the 2025 lease expenses. The Buyer shall pay 100% of the 2026 crop expenses, incurred prior to closing. The Seller will give a credit at closing for the 2025 real estate taxes payable in 2026. All mineral rights owned by the Seller will be conveyed to the Buyer. For more information, request a full brochure at www.firstmidag.com.

