



# First Mid

## AG SERVICES

Woodford County  
Farmland  
For Sale!

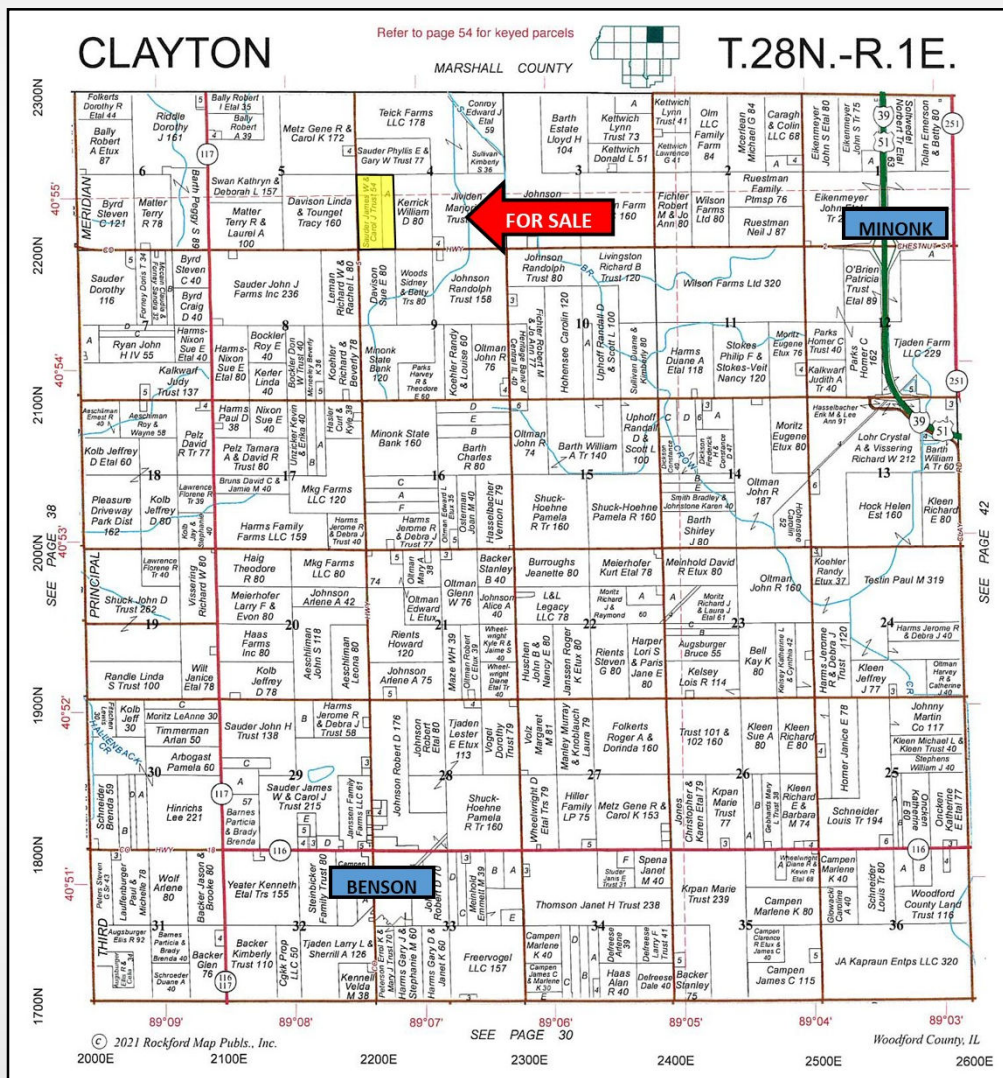
### The Sauder Farm

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

80.73 Acres +/-

**Under Contract!**

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



For More Information Contact:

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**First Mid Ag Services**  
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Latitude: 40.915239 Longitude: -89.121953

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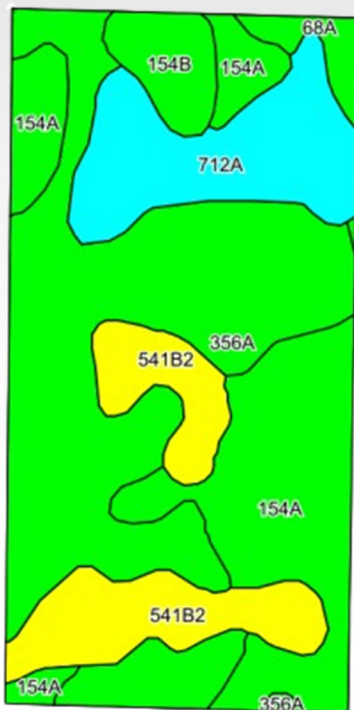


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Woodford County, IL  
For Sale!

### Soils Map



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

### Aerial Map



### Real Estate Tax Information

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

**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**

### 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](http://www.firstmidag.com).

