



First Mid

AG SERVICES

**Shelby County
Farmland
For Sale!**

235.86 +/- Acres

The Turney Farm

The Turney Farm is located 3.5 miles southwest of Windsor, IL on IL-Route 16. The farm offers 193.02 highly productive tillable acres with an excellent yield history. There is open tenancy for the 2027 crop year.

Visit www.firstmidag.com for more details!

**Listed at
\$13,000/acre**

Shelby County | Richland Township

Shelbyville

Turney Farm

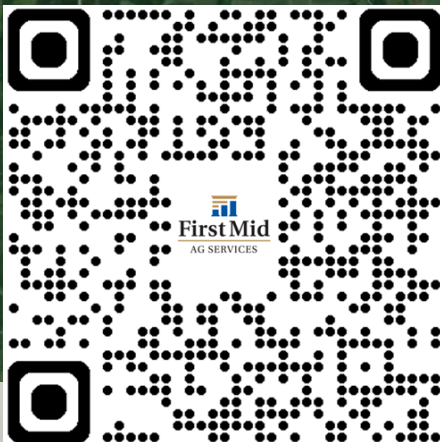
CR 2550 E

Windsor

IL - Route 16

IL-Route 32

Strasburg



For More Information Contact:

Eric Schumacher, Broker
217-258-0457
eschumacher@firstmid.com
David Klein, ALC
Des. Managing Broker,
Auctioneer
800-532-5263
Auctioneer Lic. #441.001928

First Mid Ag Services
1317 Charleston Ave.
Mattoon, IL 61938

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. Eric Schumacher, 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.



First Mid

AG SERVICES

235.86 +/- Acres
Listed at \$13,000/acre
Shelby County, IL
Call Eric Schumacher
217-258-0457



Acres	235.86 +/-
Est. Tillable Acres	193.02
Soil PI	132.1

Yield History						
	AVG	2025	2024	2023	2022	2021
Corn	226.60	221	226	225	227	234
Soybeans	68.6	57	68	72	71	75

Real Estate Tax Information			
Parcel #	Tax Acres	Total Assessment	2025 Taxes Paid 2026
1614-08-00-400-001	157.22	89,878	\$4,379.74
1614-09-00-300-001	78.64	50,958	\$2,483.18

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 2026 crops, and government payment proceeds under the current lease. 2026 real estate taxes payable in 2027 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2027 and all subsequent years' taxes to be paid by the Buyer. Contact our Mattoon office: Eric Schumacher, Broker, or David Kein, Managing Broker, for more information at 217-258-0457. 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.