



First Mid

AG SERVICES

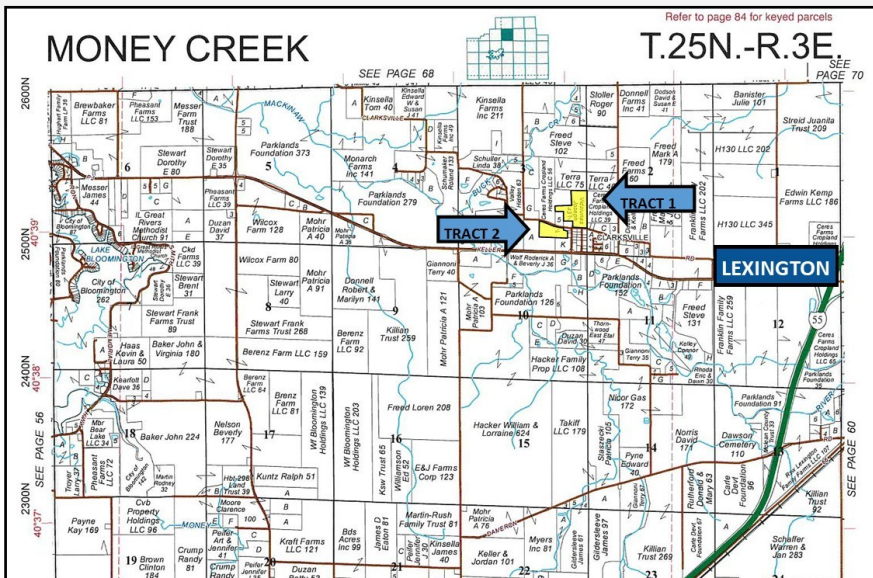
McLean County
Farmland
For Sale!

The Vidziunas Farm

This farm is located ~3 miles west of Lexington and on the north side of Clarksville, IL on Clarksville Rd.

43.68 +/- Acres

**Listed at
\$430,000.**



- Soil PI of 118.0.
- High % Tillable.
- Near IL processor grain markets.
- 2 Tracts
- North 30+/- Acres &
- South 13.68+/- Acres

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Latitude: 40.577603

Longitude: -88.515497

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.

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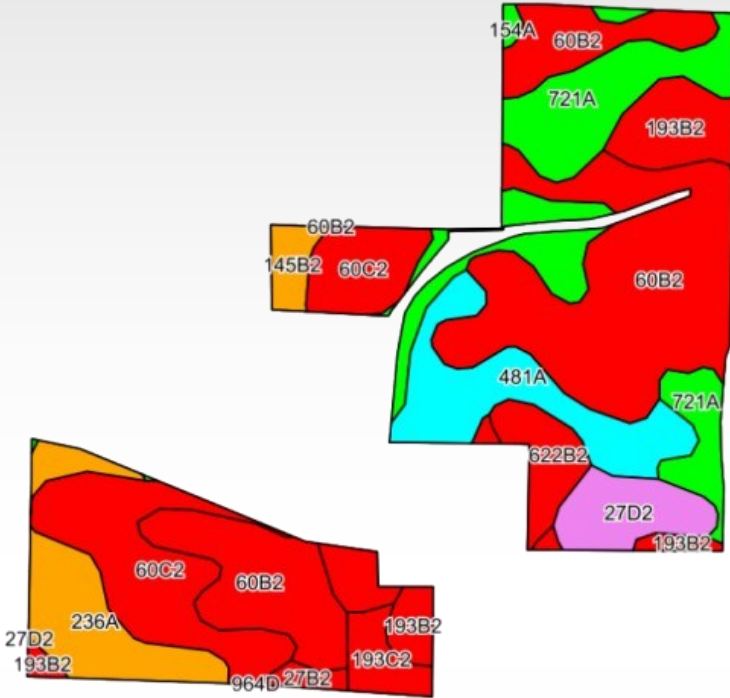


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43.68 Acres +/-
McLean County, IL
For Sale

Soils



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



Real Estate Tax Information

Weighted Soil PI: 118.0

Primary Soil Types:

- **60B2 - La Rose silt loam
- **721A - Drummer and Elpaso silty clay loam
- **60C2 - La Rose silt loam
- **481A - Raub silt loam

Tax Parcel #	Tax Acres	2024 Net Assessed Value	2024 Tax Rate	2024 Taxes Paid in 2025
08-03-451-001	13.68 (S)	4,808	8.4138%	404.54
08-03-426-004	23.00 (N)	12,145	8.4138%	1,021.86
08-06-426-003	7.00 (N)	3,471	8.4137%	292.04

Total Real Estate Taxes: \$1,718.44

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 2025 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.

