



First Mid

AG SERVICES

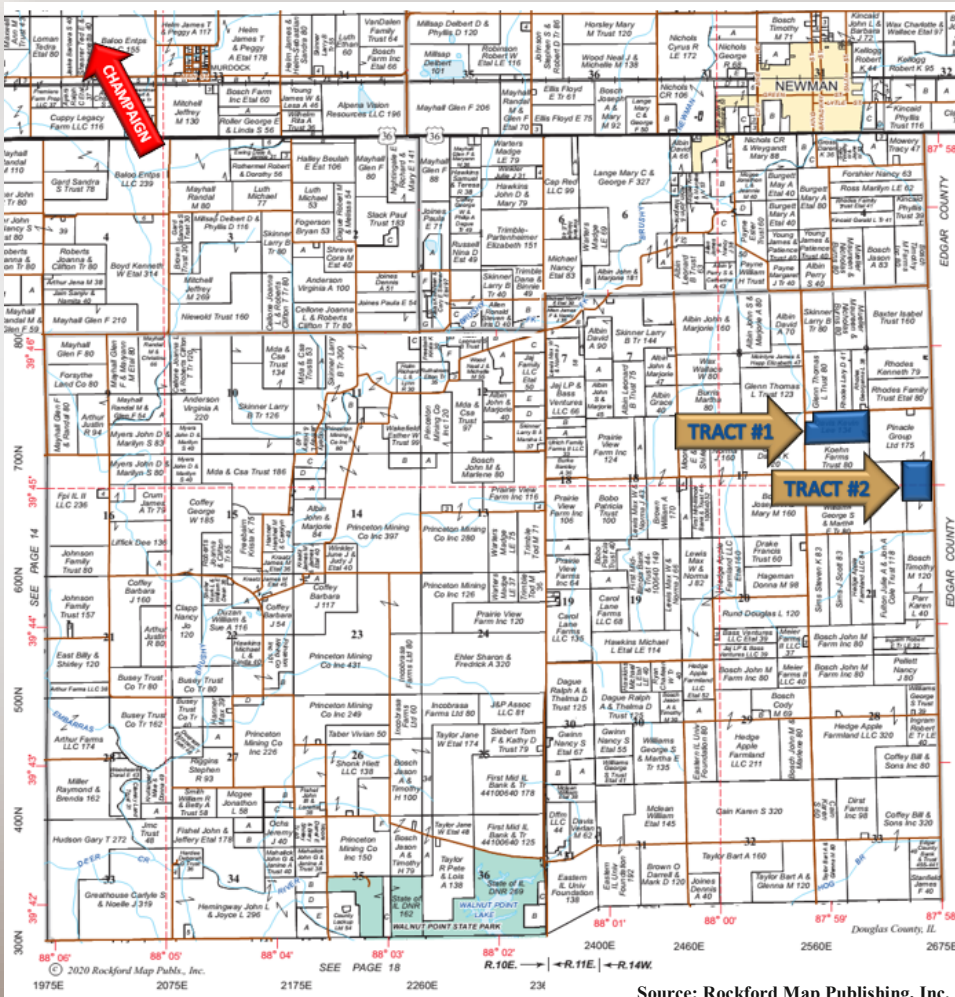
Douglas County
Virtual Live Online
Farmland Auction

131.05+/- Acres

The Davis Farm

This productive farmland is located 2 miles south of Newman, IL and 28 miles southeast of Champaign, IL.

LIVE CALL
November 17th @
1:00 p.m.



Bids can be made anytime
between November 1st and
November 17th at 1:00 PM at
<https://firstmidag.bidwrangler.com>
or download the [FirstMidAg App!](#)

For More Information Contact:

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Austin Hornstein, Broker

(217) 345-8312

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David Klein, ALC

Managing Broker, Auctioneer

(800) 532-5263 or

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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Cory Kauffman & Austin Hornstein, Real Estate Brokers, are the designated agents and represent the Seller Only in this transaction. First Mid, the Seller, Auctioneer 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. Announcements on sale day take preference over all printed material. Call for complete brochure 217-258-0498. Auction Location: Virtual Online Only Auction.

Bid at: <https://firstmidag.bidwrangler.com>



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131.05+/- Acres
Virtual Live Land Auction
Douglas County, IL
November 17th @ 1PM

Aerial Photos

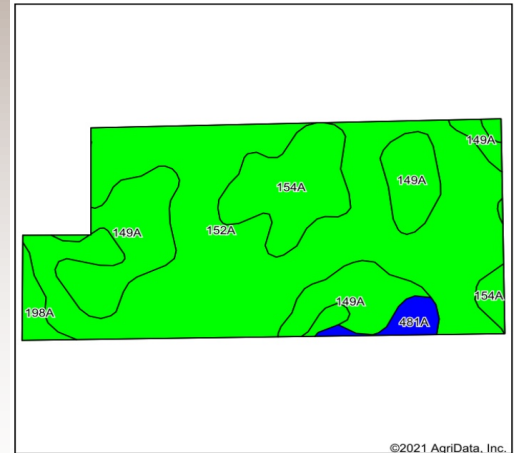


Tract 1: 77.05 +/- Acres
Weighted Soil PI - 143.1



Tract 2: 54.0 +/- Acres
Weighted Soil PI - 143.4

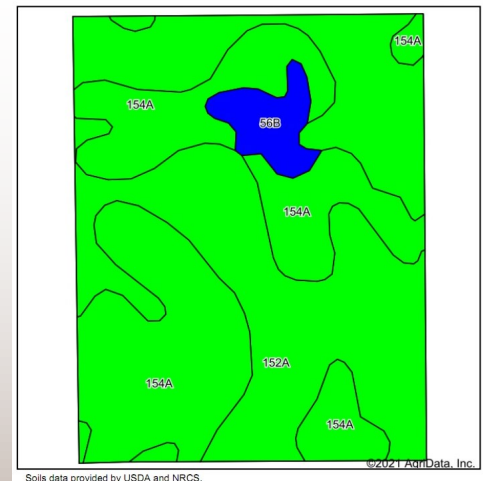
Cropland Soils



Soils data provided by USDA and NRCS.

Soils Legend:

152A - Drummer silty clay loam	481A - Raub silt loam
149A - Brenton silt loam	198A - Elburn silt loam
154A - Flanagan silt loam	56B - Dana silt loam



Soils data provided by USDA and NRCS.

Soils data provided by AgriData, Inc.

General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required by 4:00 PM on November 18, 2021. Balance due at closing on or before December 17, 2021. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Farm will be sold free of lease for 2022 growing season. Seller shall retain Landowner's share of 2021 rent proceeds under current cash rent lease. 2021 real estate taxes shall be paid by Seller via credit at closing, based upon most recent available data. No adjustments will be made after closing. Bidders must register to participate in the auction. Seller reserves the right to reject any and all bids. Not subject to buyer financing. Contact Cory Kauffman or Austin Hornstein, Brokers, or David Klein, Auctioneer, for more information or to request a complete brochure. First Mid Ag Services' designated agents represent only the Seller in this transaction. www.firstmidag.com @Firstmidag on Twitter!

