



First Mid

AG SERVICES

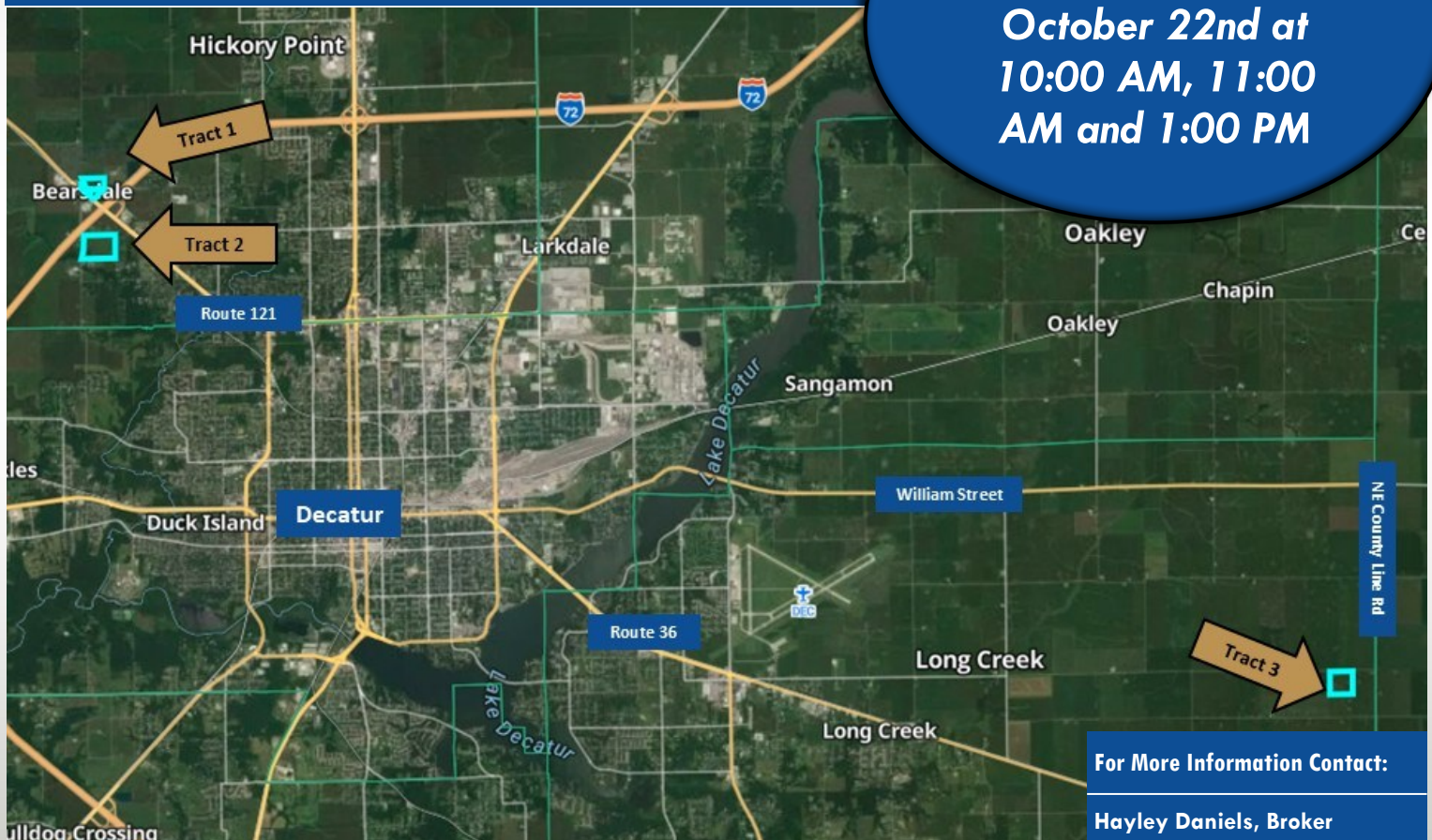
**Macon County
Timed Online-Only
Farmland Auction**

The Bower Farm

**118.00 +/- Acres
3 Tracts**

The Bower Farmland Auction will offer 118.00 +/- acres in three tracts around Decatur, Illinois. Tract 1 and 2 are located northwest of Decatur, at the interchange of Route 121 and Interstate 72. Tract 3 is southeast of Decatur, located on Ocean Trail Road. There is open tenancy for the 2026 crop year and no buyer's premium.

Macon County | Hickory Point and Long Creek Townships



**Timed Auction
Soft Close
October 22nd at
10:00 AM, 11:00
AM and 1:00 PM**

For More Information Contact:

Hayley Daniels, Broker
217-421-9617
hdaniels@firstmid.com
David Klein, Managing Broker
1-800-532-5263
dklein@firstmid.com

Justin Wheeler, Auctioneer
217-855-8358
Auctioneer Lic. #441.002548

First Mid Ag Services
455 North Main St.
Decatur, IL 62523

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. Hayley Daniels, Broker, Justin Wheeler, Auctioneer, 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.

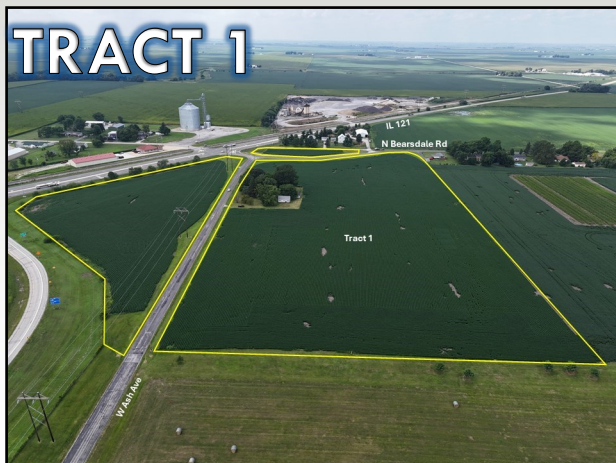


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118.00 +/- Acres
3 Tracts
Macon County, IL
Timed Online-Only
October 22nd Soft Close at
10 AM, 11AM, 1 PM

Bid anytime between October 8th and October 22nd at firstmidag.bidwrangler.com or through the mobile app. Tract 1 will soft close at 10:00AM, Tract 2 at 11:00 AM, and Tract 3 at 1:00PM CST on October 22nd.



**Scan here
for more
details!**

- **Download the First Mid Ag App for online bidding**



Tract	Acres	FSA Tillable Acres	Soil PI
1	22.00 +/-	22.33	140.5
2	56.00 +/-	51.22	141.2
3	40.00 +/-	38.74	140.3

General Terms:

Buyer(s) will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing on or before December 1, 2025. 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 2025 crops, and government payment proceeds under the current lease(s). 2025 real estate taxes payable in 2026 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2026 and all subsequent years' taxes to be paid by the Buyer. Contact our Decatur office: Hayley Daniels, Broker, or Justin Wheeler, Auctioneer at 217-421-9617. Online Bidding options will be available a few days prior to the auction date. 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.