



First Mid

AG SERVICES

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

The Spencer Farm

**153.959 +/- Acres
Offered in 2 Tracts**

The Spencer Farmland Auction will offer 153.959 +/- acres in two tracts located 2.5 miles southwest of Lerna. The farm is comprised of both row crop and pasture acres with the balance in wooded draws. There are no buildings and open tenancy for the 2026 crop year.

Visit www.firstmidag.com for more details!

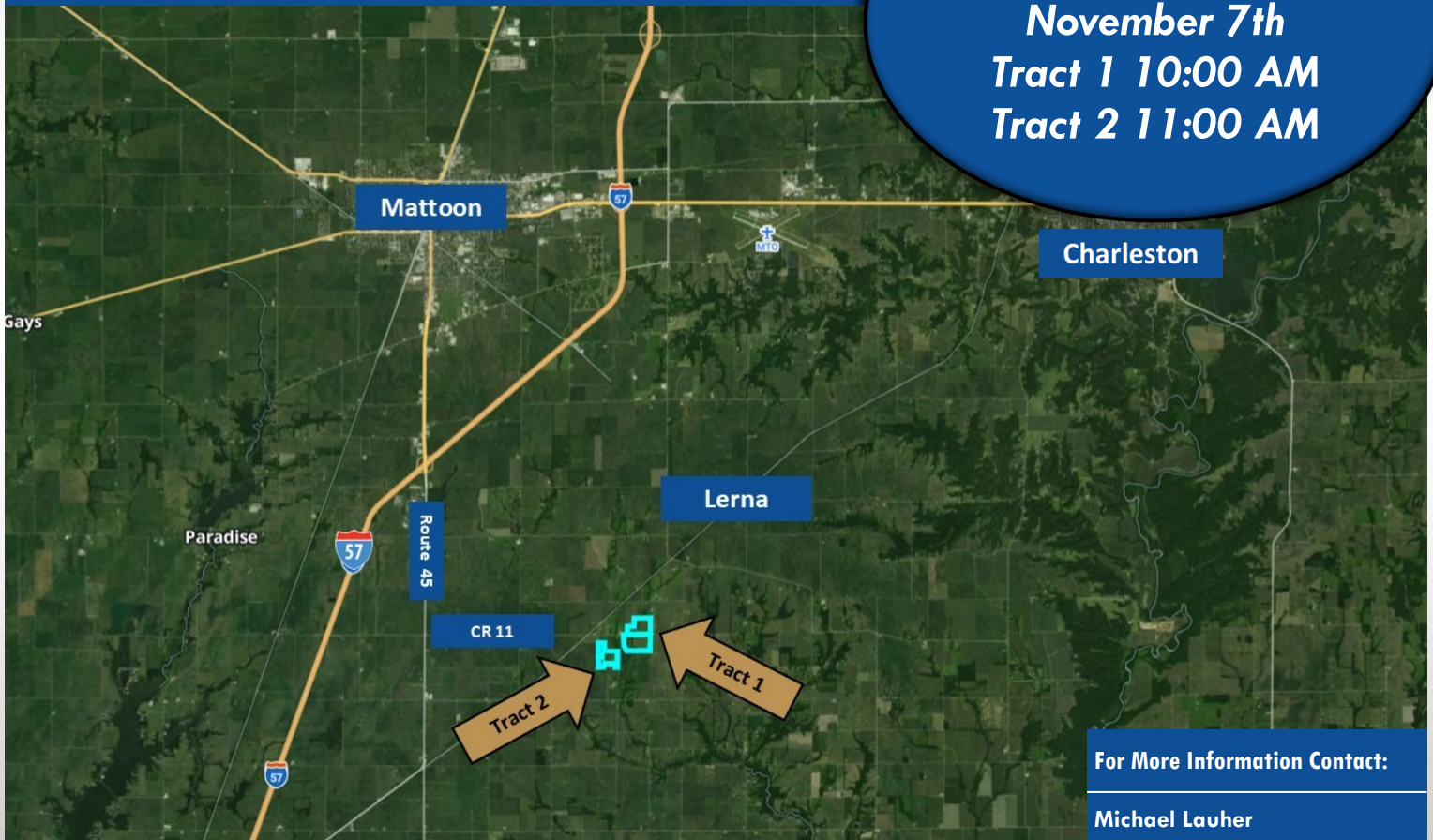
**Timed Auction
Soft Close**

November 7th

Tract 1 10:00 AM

Tract 2 11:00 AM

Coles County | Pleasant Grove Townships



For More Information Contact:

**Michael Lauher
Managing Broker
217-345-8312**

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Justin Wheeler

**Auctioneer
217-855-8358**

jwheeler@firstmid.com

Auctioneer Lic. #441.002548

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. Michael Lauher, Managing 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.

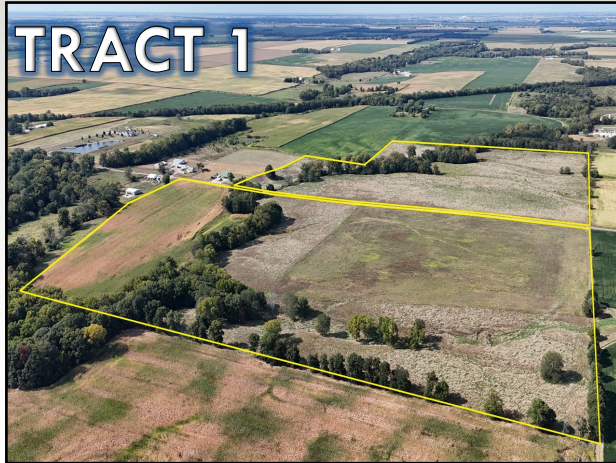


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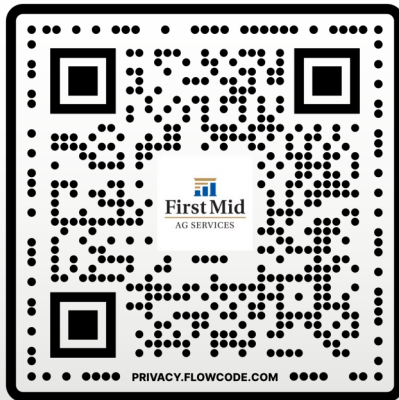
AG SERVICES

153.959 +/- Acres
2 Tracts
Coles County, IL
Timed Online-Only
November 7th
Soft Close 10 AM & 11 AM

Bid between October 24th and November 7th at firstmidag.bidwrangler.com or through the app.
Soft Close: Tract 1 at 10 AM & Tract 2 at 11 AM

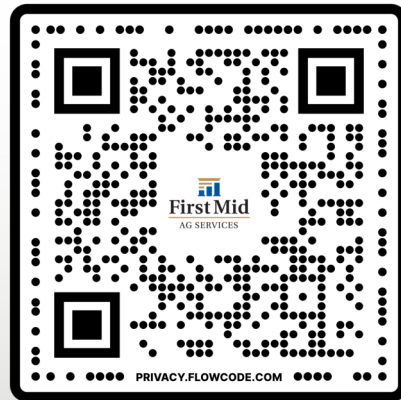


More Information!



Scan here!

Download Bidding App



Scan here!

Tract	Acres	Est. Tillable Acres	Soil PI
1	109.042 +/-	74.55	109.3
2	44.917 +/-	43.44	119.2

General Terms:

Buyer(s) will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing. Tract 1 closing on or before December 19, 2025. Tract 2 closing on or before January 9, 2026. 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 Mattoon office: Michael Lauher, Managing Broker, or Justin Wheeler, Auctioneer at 217-345-8312. 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.