



First Mid

AG SERVICES

McLean County
Virtual Live
Farmland Auction

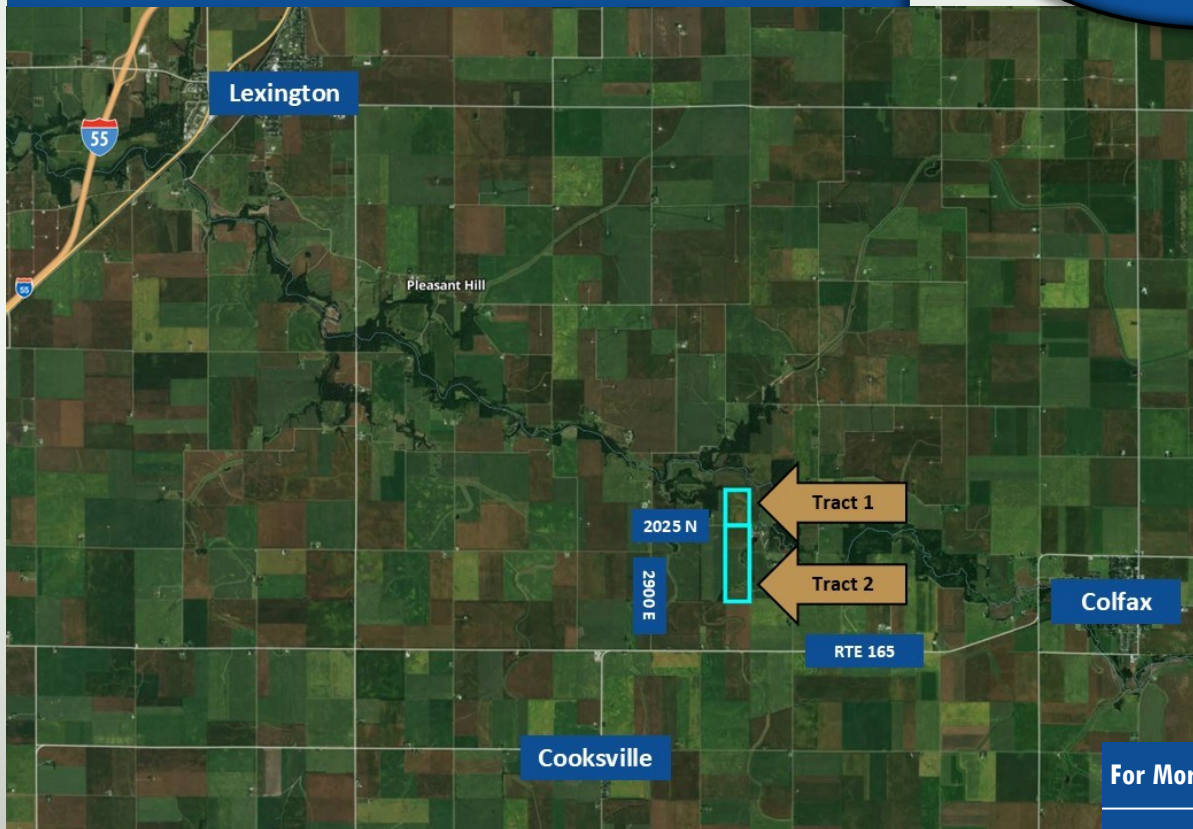
180 +/- Acres
2 TRACTS

The Lowthorp & Hughes Trusts Farm

The Lowthorp & Hughes Virtual Farmland Auction will offer 180+/- acres (to be surveyed) of tillable farmland and CRP located three miles northeast of Cooksville, IL. There are no improvements and open tenancy for 2026. Visit firstmidag.com for additional information!

LIVE CALL
Thursday,
November 13th
10:00 AM

McLean County | Blue Mound & Lexington Townships



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



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 and Auctioneer, Tyler Roth, Justin Wheeler, and David Klein, Designated Managing Broker, 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. Stock photo may be in use. Call for brochure.

For More Information Contact:

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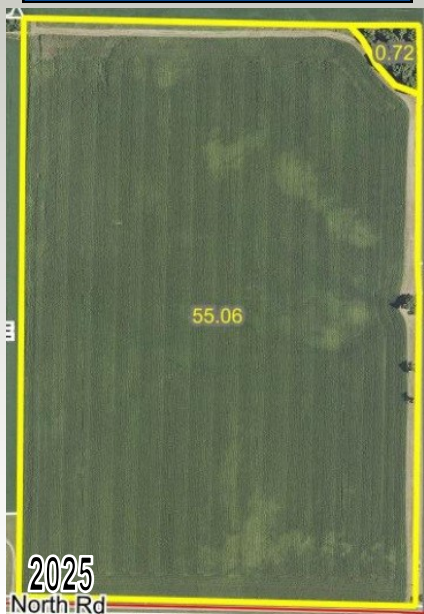


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AG SERVICES

180 +/- Acres (to be surveyed)
2 Tracts in Eastern
McLean County, IL
Virtual Live Auction
November 13th - 10 AM

TRACT 1



FSA & Soils data provided by Agridata, Inc.
Lines drawn are estimates.
Farms will be sold based upon real estate tax acres.

Tract 1: Soil PI 120.9

Tract 2: Soil PI 126.7

TRACT 2



FSA & Soils data provided by Agridata, Inc.
Lines drawn are estimates.
Farms will be sold based upon surveyed acres.

Real Estate Tax Information

Tax Parcel #	Tax Acres	2024 Assessed Farmland Value	2024 Taxes Paid in 2025
Tract 1 & 2: 09-36-400-017	100	\$51,760	\$4,267.92
Tract 2: 16-01-200-002	80	\$36,295	\$3,086.22

CRP Information - Tract 2

Practice Number	Acres	Rental Rate Per Acre	Annual Contract Payment	Contract Expiration
CP 21	5.5	\$290.03	\$1,596.00	9-30-2035
CP 22	9.6	\$81.20	\$780.00	9-30-2040

General Terms:

Buyer(s) will enter into a contract following the auction, with 10% nonrefundable down payment required and balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer(s) at closing, subject to standard and usual exceptions. Possession shall be granted at closing. Acres will be based upon surveyed acres, final acres will be updated when survey complete. Seller will retain the Landowner's share of 2025 rents, crop sales and government payment proceeds. There is open tenancy for the 2026 crop year. 2025 real estate taxes payable in 2026 to be credited by the Seller at closing to the Buyer(s) based on the most recent information. 2026 and all subsequent year's taxes to be paid by the Buyer. A wind lease easement with High Iron Wind Farm, LLC is in the process of being executed by the Seller. Bidding is not conditional upon financing. All property being offered "as-is, where-is", Contact Tyler Roth, Broker 217-898-6437, for more information or to request a complete brochure. 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.