



First Mid

AG SERVICES

McLean County
Farmland Auction
Timed Online Only

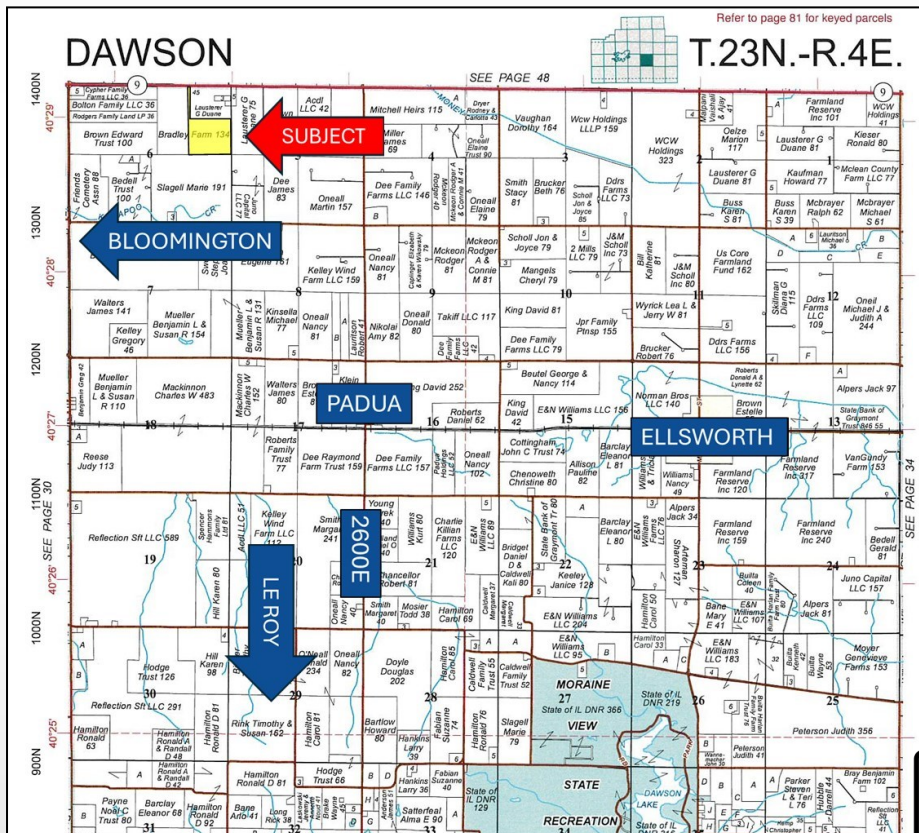
THE MARGARET LEHMAN ESTATE FARM

The Margaret Lehman Estate Farmland Auction will offer 66.55 +/- surveyed acres in 1 tract. This fine farm is made up mostly of Drummer and El Paso and Saybrook soils and has an established CRP waterway with access to IL Route 9, just 6 miles east of Bloomington.

**66.55 +/-
Surveyed Acres**

**Soft Close
November 6th
1 PM**

McLean County | Dawson Township

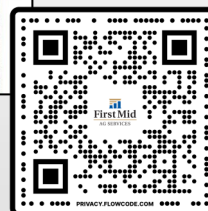


Visit www.firstmidag.com
for additional information
and bidding details!



**Bidding Closes @ 1:00 PM
On November 6th, 2025 CST**

Download Bidding App



Scan here!

For More Information Contact:

Reid Lichty, Broker
309-665-0056
Reid.Lichty@firstmid.com

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dklein@firstmid.com

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



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66.55 +/-
Surveyed Acres
McLean County, IL
Timed Online Auction

Drone Photo



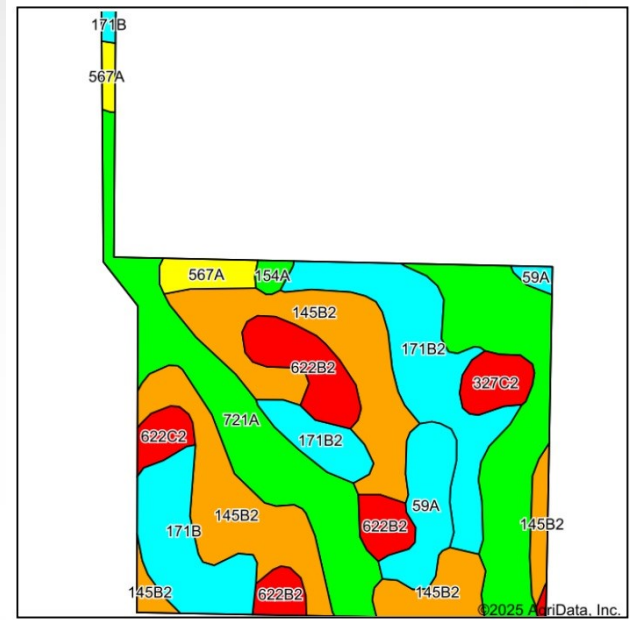
All lines drawn are estimates.

A 30' wide dedicated and owned grass strip will provide access from IL Route 9.

Property Location:

Latitude: 40.48168 Longitude: -88.78689

Cropland Soils



Primary Soils:

721A—Drummer and El Paso
silty clay loam

145B2—Saybrook silt loam

171B2—Catlin silt loam

Weighted Soil PI: 131

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2024 Tax Rate	2024 Taxes Paid 2025
23-06-200-003	129.59	\$83,650	7.960350%	\$6,658.84

*Includes additional acreage not being sold. Approximate real estate taxes on 50% of parcel was \$3,329.42.

This farm is currently part of a larger parcel and will be divided following the auction for FSA and CRP waterway purposes.

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. 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. 2025 and all subsequent year's taxes to be paid by the Buyer. Bidding is not conditional upon financing. All property being sold "as-is, where-is", Contact Reid Lichty, Broker, 309-665-0056, 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.

Phone: 309-665-0955. Address: 6 Heartland Drive, Suite A Bloomington, IL 61704