



First Mid

AG SERVICES

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

The John P. Beal Trust Farm

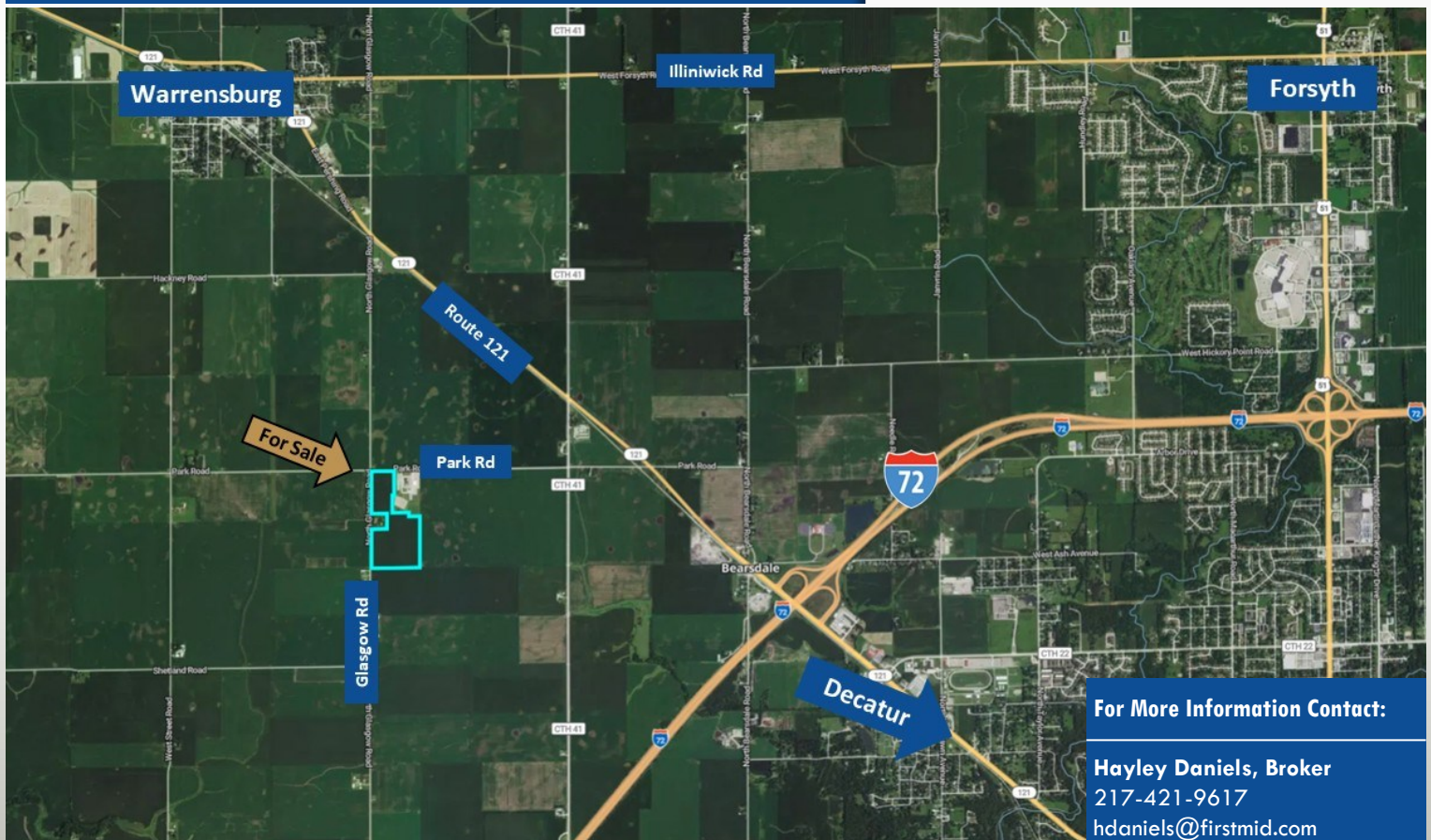
The John P. Beal Trust Farmland Auction will offer 55.61 +/- acres in one tract 1.5 miles northwest of Decatur, Illinois, at the corner of Park and Glasgow Roads. There is open tenancy for the 2026 crop year and no buyer's premium. Great yield history. Soil PI of 143.5.

Visit www.firstmidag.com for more details!

**55.61 +/- Acres
1 Tract**

**Timed Auction
Soft Close
December 10th at
10:00 AM CST**

Macon County | Illini Township



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.



First Mid

AG SERVICES

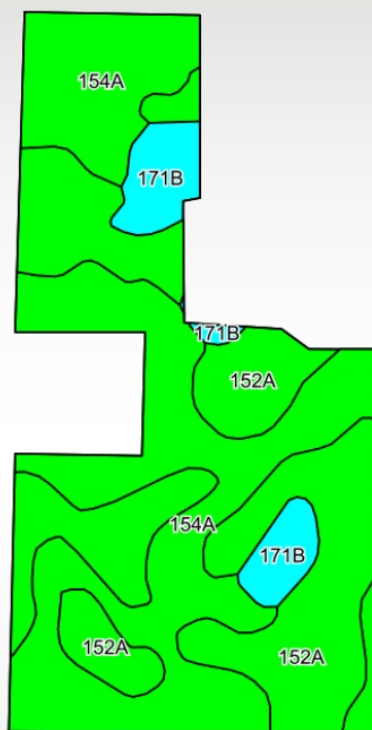
55.61 +/- Acres
1 Tract
Macon County, IL
Timed Online-Only
December 10th Soft Close
at 10:00 AM CST

Bid anytime between November 26th and December 10th at
firstmidag.bidwrangler.com or through the mobile app.
Soft close at 10:00AM CST on December 10, 2025.

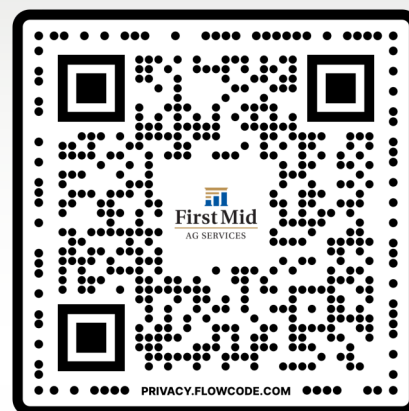
Aerial Photo



Cropland Soils



For More Information



Scan here!

- **Open tenancy for 2026.**
- **Located northwest of Decatur, Illinois.**
- **Great yield history: 261 bu/acre corn and 78 bu/acre soybean six year averages.**
- **Possible solar development.**
- **Download the First Mid Ag App. for online bidding**

FSA & Soils data provided by Agridata, Inc. Lines drawn are estimates.

Primary Soil Types:

154-Flanagan silt loam

****152A-Drummer silty clay loam**

****171B-Catlin silt loam**

Weighted Soil Pl: 143.5

Parcel #	Tax Acres	Total Assessment	2024 Taxes Paid 2025	Zoning
06-25-100-018	25.56	20,756	\$1602.98	A-1
06-25-100-020	30.05	26,164	\$2020.64	A-1

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 January 14, 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 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.