



First Mid

AG SERVICES

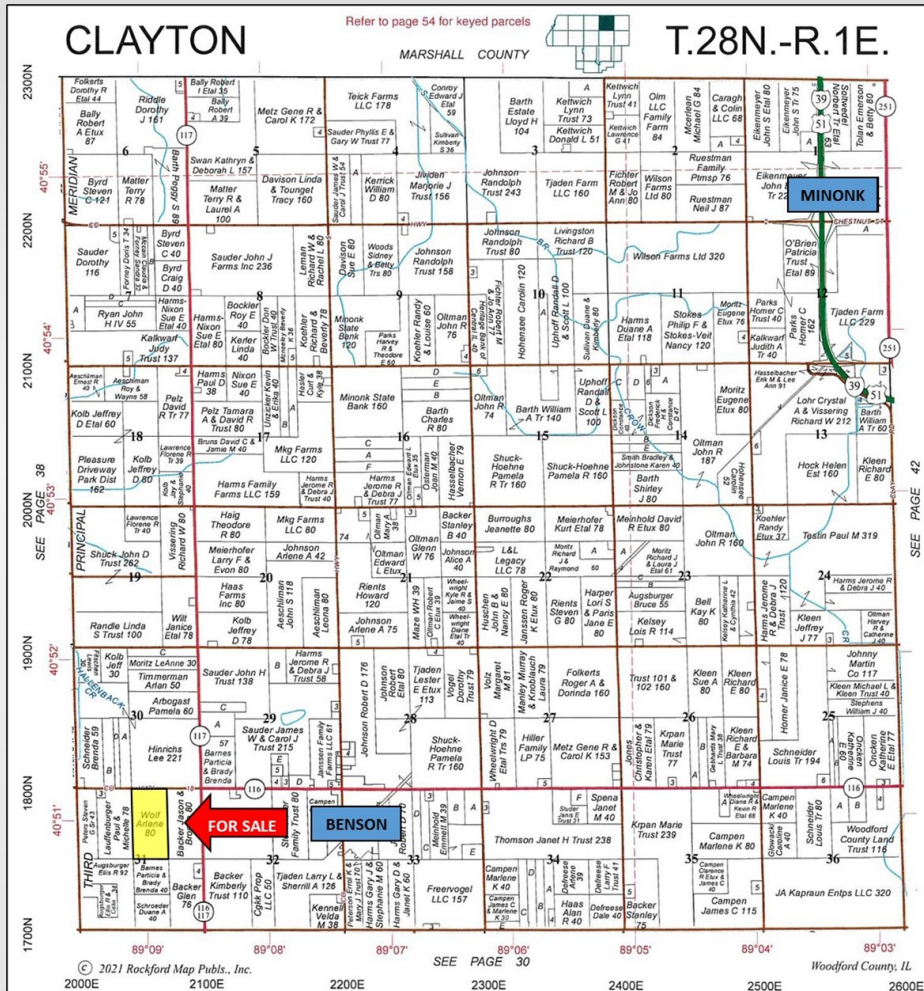
Woodford County
Timed Online Only
Farmland Auction

The Arlene E. Wolf Estate Farm

80 +/- Acres

The farm is located 1.5 miles west of Benson, IL, 1/2 mile west of the Route 116 / Route 117 intersection, along County Highway 18.

**Timed Auction
Soft Close
December 9th
@ 10 am**



- 79.4 FSA Cropland Acres
- 141.7 Weighted Soil P.I.
- Excellent Yield History
- Strong fertility
- Good Drainage

For More Information Contact:

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Auctioneer
Designated Managing Broker
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First Mid Ag Services
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Bloomington, IL 61704

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Latitude: 40.852058 Longitude: -89.149680

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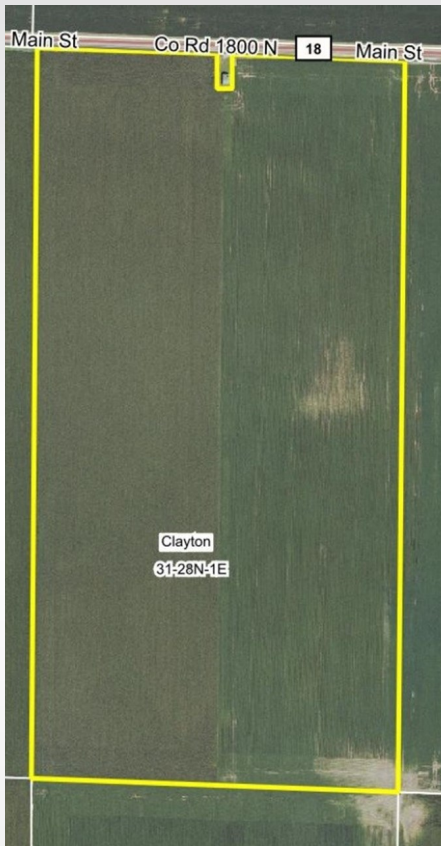
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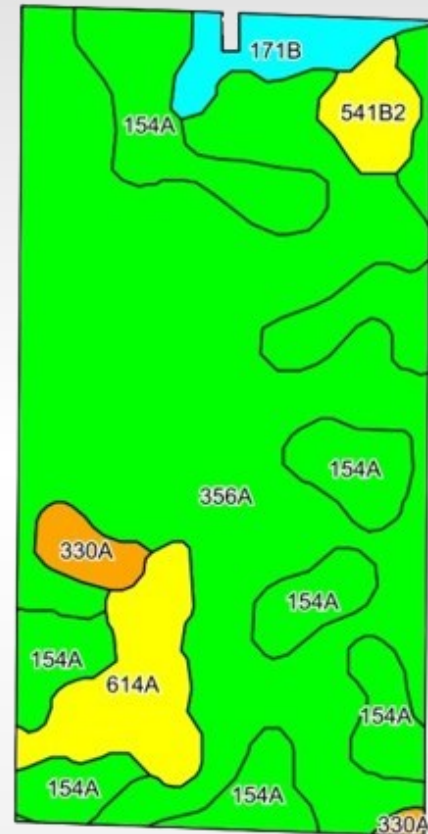
Woodford County
80 +/- Acre
Farmland Auction

Timed online only auction. Soft close at 10:00 AM December 9th.
Online bidding available at www.firstmidag.bidwrangler.com or through the mobile app.

Aerial Photo



Soil Map



- **Online bidding available through our app.**



Primary Soil Types:

356A - Elpaso silty clay loam
154A - Flanagan silt loam
614A - Chenoa silty clay loam

Weighted Soil PI: 141.7

General Terms:

All bidding is on a "per-acre" basis using 80 +/- acres. Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at 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. The 2026 tenancy rights are open. 2024 real estate taxes payable in 2025 have been paid by Seller. The Seller shall provide Buyer a credit at closing for the estimated 2025 real estate taxes based upon an estimate of the most recent tax information available.. Contact Craig Thompson, Managing Broker or David Klein, Auctioneer and Designated Managing Broker, for more information. 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.

