



First Mid

AG SERVICES

Douglas & Edgar County
Virtual Online Only
Farmland Auction

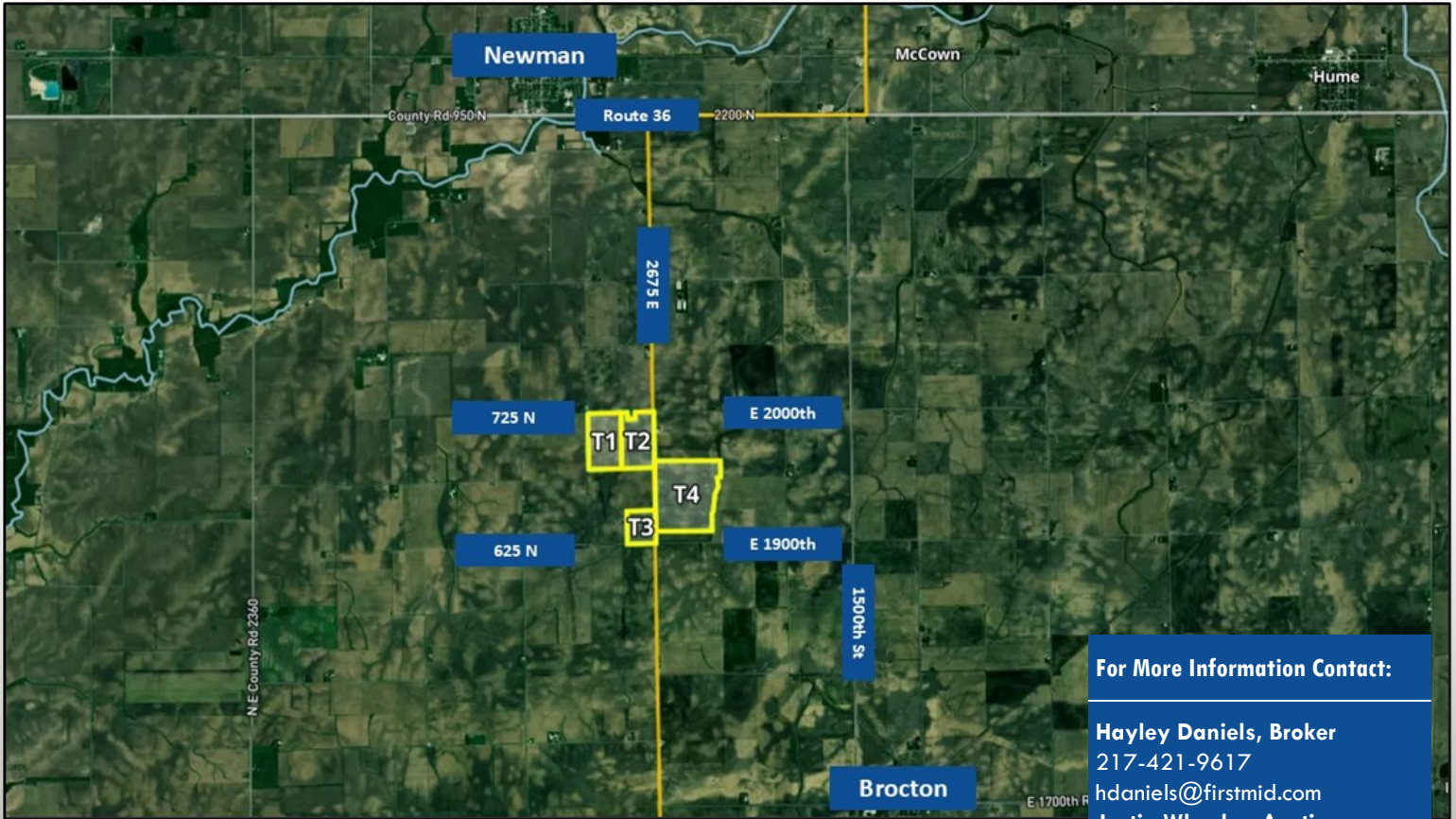
The Newman Farm

336.94 +/- Acres

The Newman Farmland Auction will offer 336.94 +/- acres in four tracts located 2 miles south of Newman, Illinois. All four tracts feature most tillable Class A soils. There is open tenancy for the 2025 crop year and no buyer's premium. Visit www.firstmidag.com for more details!

**Live Call
10 AM
February 11th**

Douglas & Edgar County | Sargent & Shiloh Township



For More Information Contact:

Hayley Daniels, Broker
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hdaniels@firstmid.com

Justin Wheeler, Auctioneer
217-855-8358

Auctioneer Lic. #441.002548

**David Klein, Designated
Managing Broker**

1-800-532-5263

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.



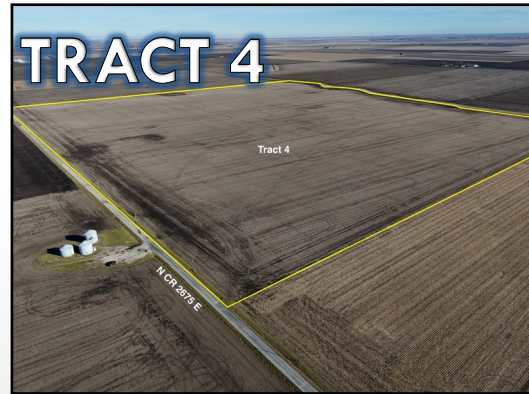
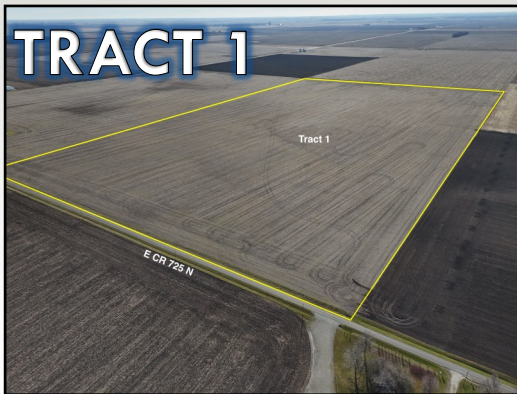
First Mid

AG SERVICES

336.94 +/- Acres
4 Tracts
Douglas and Edgar County, IL
Virtual Online Only Auction
February 11th at 10 AM

Live call 10:00 AM Tuesday, February 11th, 2025.

Prebid anytime from January 28th through February 11th, 10:00 AM at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device!



- **Choice & Privilege Auction**
- **Highly Productive Soils**
- **Located 2 miles south of Newman, IL and Northwest of Brockton, IL**
- **Open tenancy for 2025**
- **Online bidding available through our app**



Tract	Acres	Est Tillable Acres	Soil PI
1	70.5 +/-	70.12	142.7
2	68.51 +/-	68.95	143.6
3	36 +/-	34.23	144
4*	161.93 +/-	159.59	144

*surveyed acres

General Terms:

Buyer will enter into a contract immediately following the auction, with 10% nonrefundable down payment required and balance due at closing on or before March 14, 2025. 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 2024 crops, and government payment proceeds under the current lease(s). 2024 real estate taxes payable in 2025 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2025 and all subsequent years' taxes to be paid by the Buyer. Contact Hayley Daniels, Broker, or Justin Wheeler, Auctioneer, for more information. 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.