



First Mid

AG SERVICES

Coles County
Farmland Auction
In-Person & Online

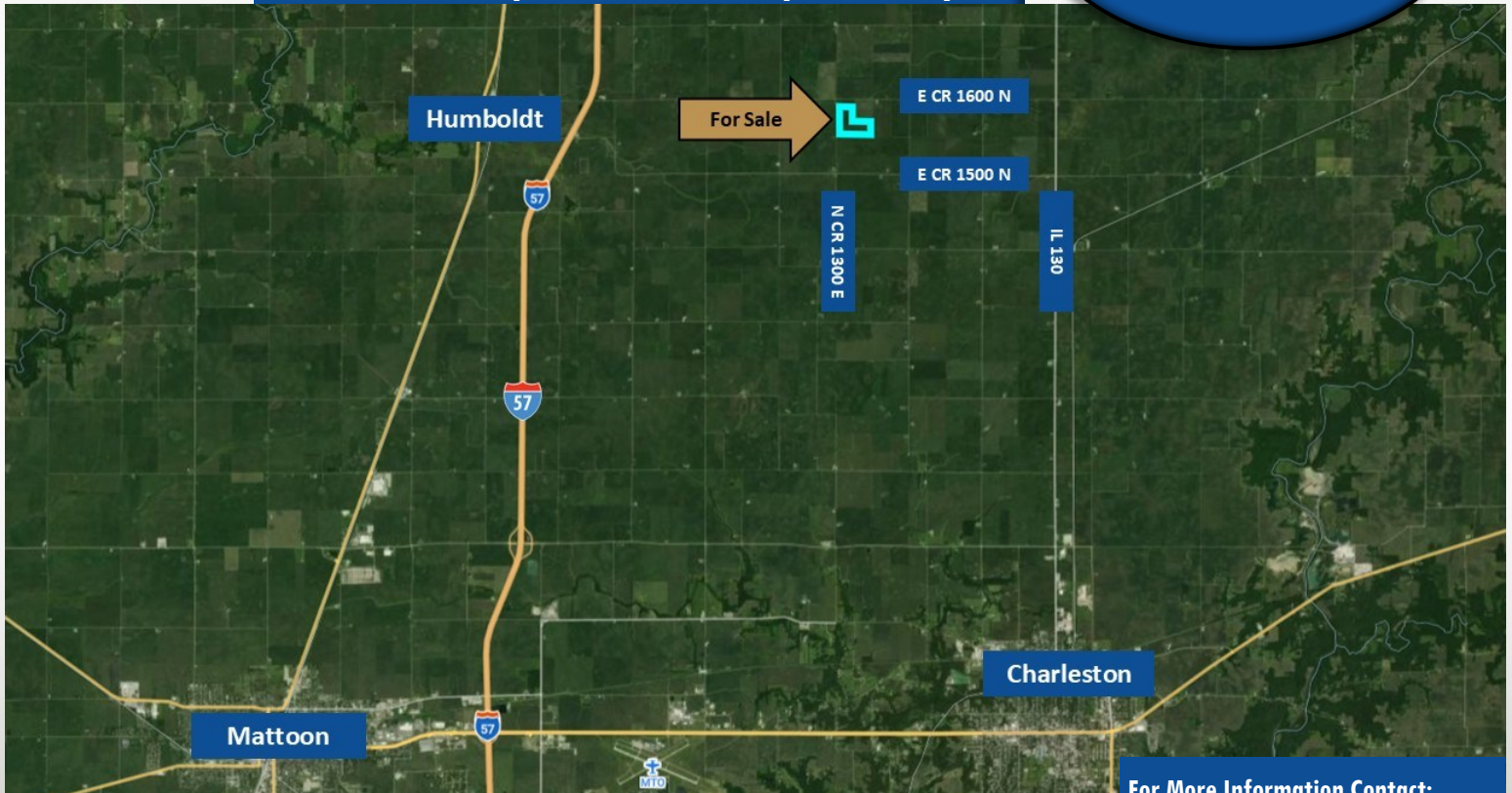
The Dependable Prairie Farms, LLC

The Dependable Prairie Farms, LLC, presents 110.43 +/- acres in one tract, located 5 miles east of Humboldt, IL. This farm is mostly tillable and comprised of Class A soils, carrying a 141.4 soil PI. There is open tenancy for 2027. In-person at the Mattoon American Legion.

**110.43 +/-
Tax Acres**

**Live Call
10 AM
October 22**

Coles County | Seven Hickory Township



For More Information Contact:

Michael Lauher, Broker
217-345-8312
michael.lauher@firstmid.com
Justin Wheeler, Auctioneer
217-855-8358
jwheeler@firstmid.com
**David Klein, Designated
Managing Broker**
1-800-532-5263

First Mid Ag Services
1317 Charleston Ave
Mattoon, IL 61938

Visit www.firstmidag.com for additional information.

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. Michael Lauher, 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.



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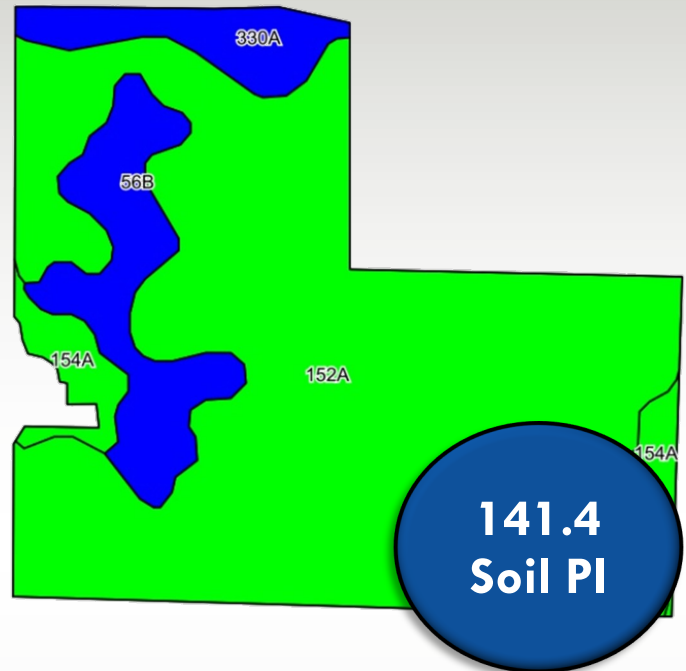
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110.43 +/- Acres
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Coles County, IL

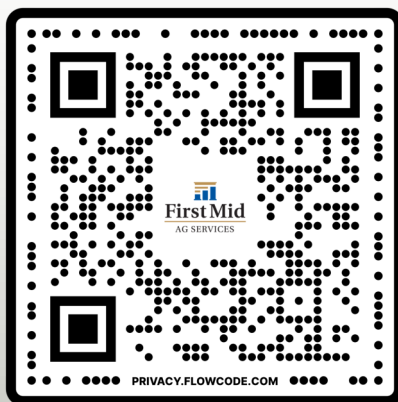
Aerial Photo



Cropland Soils

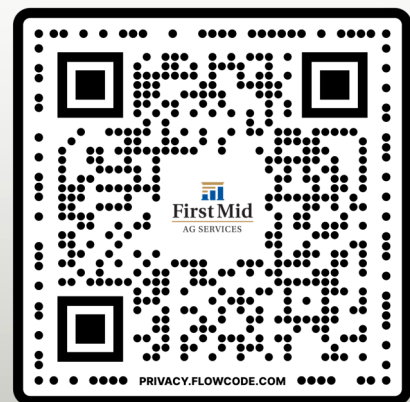


Download Bidding App



Scan here!

For More Information



Scan here!

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

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 December 23, 2026, subject to court approval. 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 2026 crops, government payment proceeds, and wind payments under the current lease(s). 2026 real estate taxes payable in 2027 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2027 and all subsequent years' taxes to be paid by the Buyer. Contact Michael Lauher, Broker, at 217-345-8312 or Justin Wheeler, Auctioneer, at 217-855-8358. 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.