



# First Mid

## AG SERVICES

DeWitt County  
Farmland Auction  
In-Person & Online

### The Smith Farm

**109.54 +/-  
Tax Acres**

The Smith offers 109.54 +/- acres in one tract located 5 miles northwest of Clinton, Illinois. This Class A farm is mostly tillable with wind turbine income and open tenancy for the 2027 crop year. There will be no buyer's premium. In-person at the Clinton Country Club.

**Live Call  
10 AM  
August 25**

**DeWitt County | Barnett Township**



**For More Information Contact:**

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Managing Broker**  
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Visit [www.firstmidag.com](http://www.firstmidag.com) for additional information.

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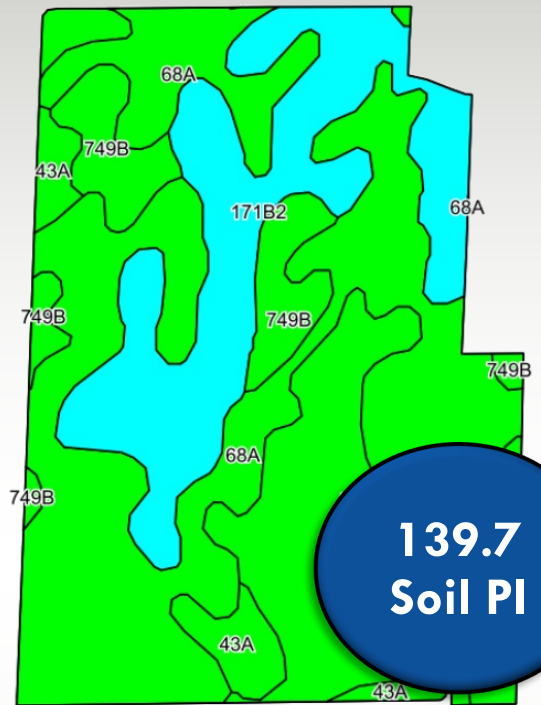
## AG SERVICES

109.54 +/- Acres  
In-Person & Online Auction  
DeWitt County, IL

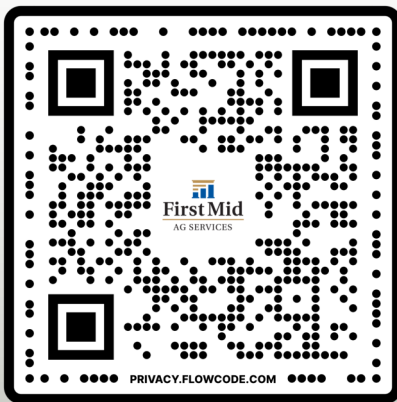
### Aerial Photo



### Cropland Soils

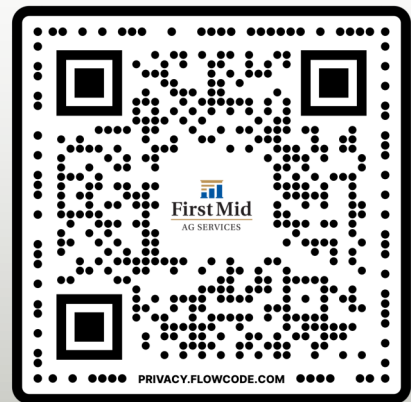


### Download Bidding App



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 September 25, 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 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 Dan Patten, Broker, at 309-530-1575 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](http://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.