First Mid

AG SERVICES

**Edgar County**
**Timed Online Only**
**Farmland Auction**

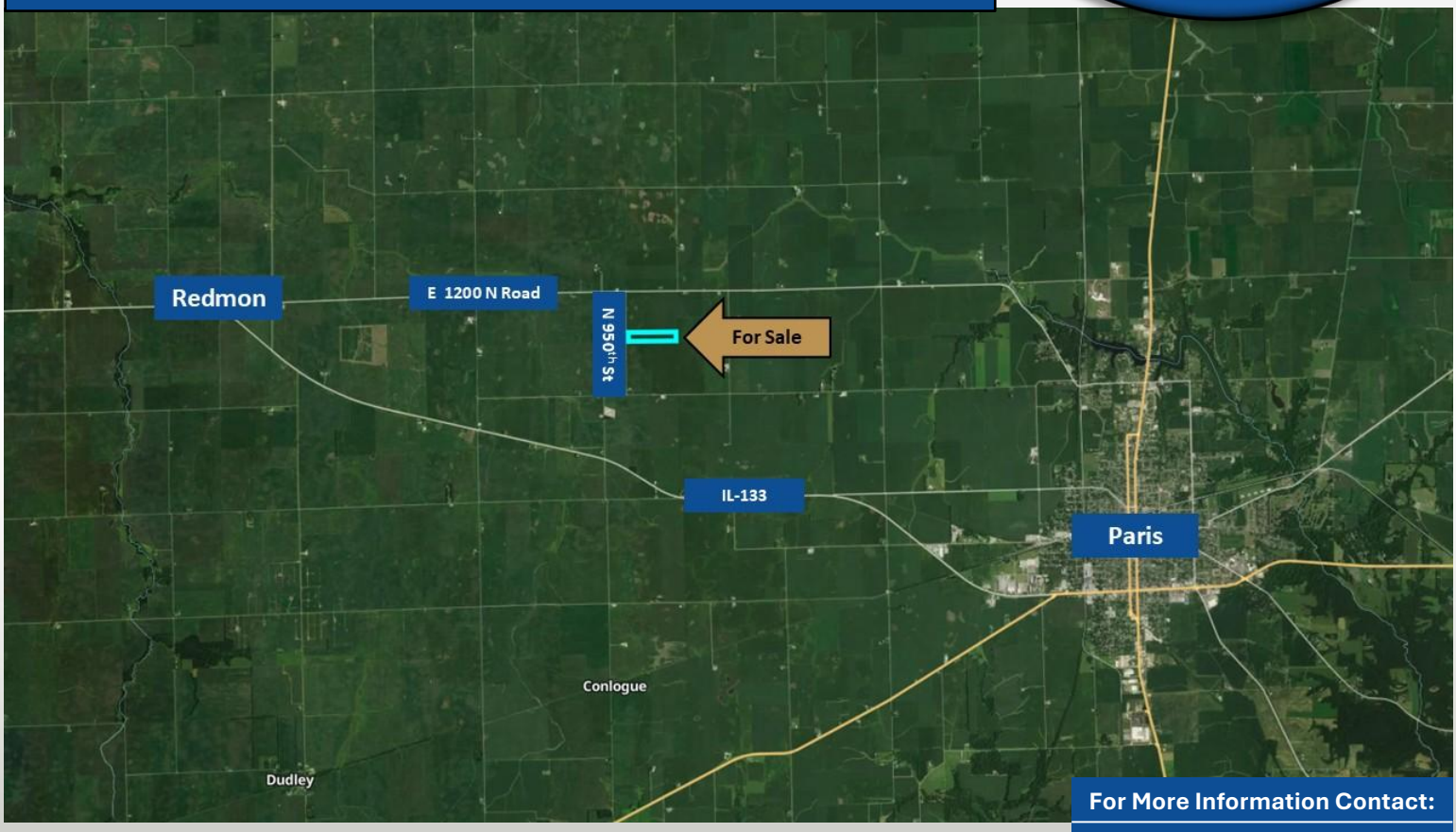
# The Spector Farm

# 40 +/- Acres

**The Spector Farmland Auction offers 40 +/- acres as one tract, located 4 miles northwest of Paris and 3.5 miles east of Redmon, Illinois. This mostly tillable tract features Class A soils with a 138.6 soil PI. There are no building improvements, open tenancy for the 2027 crop year, and no buyer's premium being charged.**

**Timed Auction**
**Soft Close**
**December 8th**
**1:00 PM**

**Edgar County | Buck Township** **Section 30**





**For More Information Contact:**

**Eric Schumacher**
**Broker**
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eschumacher@firstmid.com

**Justin Wheeler**
**Auctioneer**
217-855-8358
Auctioneer Lic. # 441.002548

**First Mid Ag Services**
1317 Charleston Avenue
Mattoon, IL 61938



**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. Eric Schumacher, 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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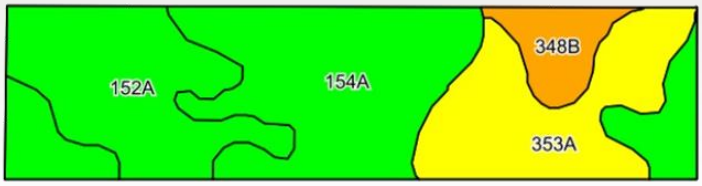
**40 +/- Acres**
**Edgar County, IL**
**December 8th**
**Soft Close - 1 PM**

**Bid anytime through December 8, 2026, at firstmidag.bidwrangler.com or through the mobile app.**
**Soft close at 1:00 PM Central Time on December 8, 2026.**

## Aerial Map




## Soils Map




**138.6**
**Soil PI**

**DOWNLOAD BIDDING APP**

PRIVACY.FLOWCODE.COM

**SCAN HERE!**

**FOR MORE INFORMATION**

PRIVACY.FLOWCODE.COM

**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 January 15, 2027. 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, and government payment proceeds 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 our Mattoon office: Eric Schumacher, Broker, at 217-258-0457. 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 Sellers in this transaction.**