



First Mid

AG SERVICES

**Coles County
Timed Online-Only
Farmland Auction**

The Hoch Farm

The Hoch Farm offers 39.819 +/- surveyed acres as one tract, located 5.5 miles north of Mattoon, Illinois. This mostly tillable tract features Class A soils with a 141.6 soil PI, along with good fertility and a strong production history. There is open tenancy for the 2027 crop year and no buyer's premium.

Visit www.firstmidag.com for more details!

**39.819 +/-
Surveyed Acres**

**Timed Auction
Soft Close
October 28th
10:00 AM**

Coles County | North Okay Township



For More Information Contact:

Brock Norris

Broker

217-454-5393

bnorris@firstmid.com

Justin Wheeler

Auctioneer

217-855-8358

jwheeler@firstmid.com

Auctioneer Lic. #441.002548

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. Brock Norris, 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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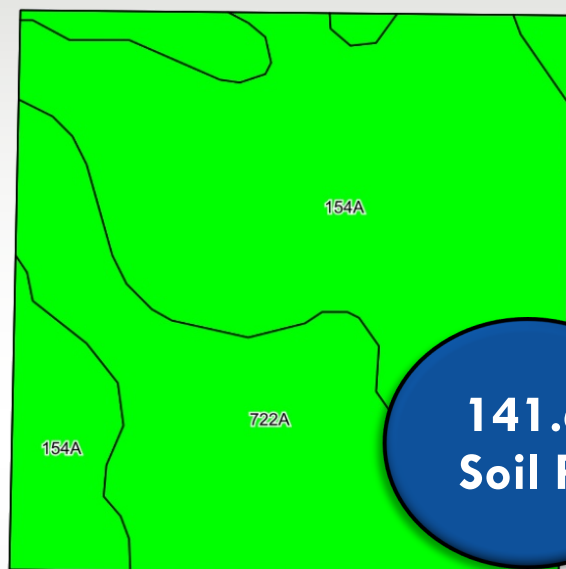
**39.819 +/-
Surveyed Acres
Coles County, IL
Timed Online-Only
October 28th Soft Close
10:00 AM CT**

**Bid anytime through October 28th at
firstmidag.bidwrangler.com or through the mobile app.
Soft close at 10:00 AM Central Time on October 28, 2026.**

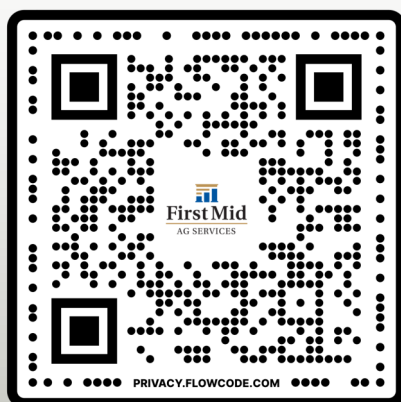
Aerial Photo



Cropland Soils

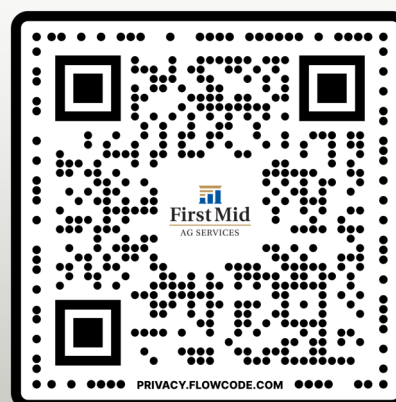


DOWNLOAD BIDDING APP



SCAN HERE!

FOR MORE INFORMATION



SCAN HERE!

FSA & Soils data provided by Aggridata, 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 4, 2026 at Crites Title Company in Mattoon. 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: Brock Norris, Broker, or Justin Wheeler, Auctioneer at 217-454-5393. 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.