



First Mid

AG SERVICES

**Livingston County
Virtual Live Online
Farmland Auction**

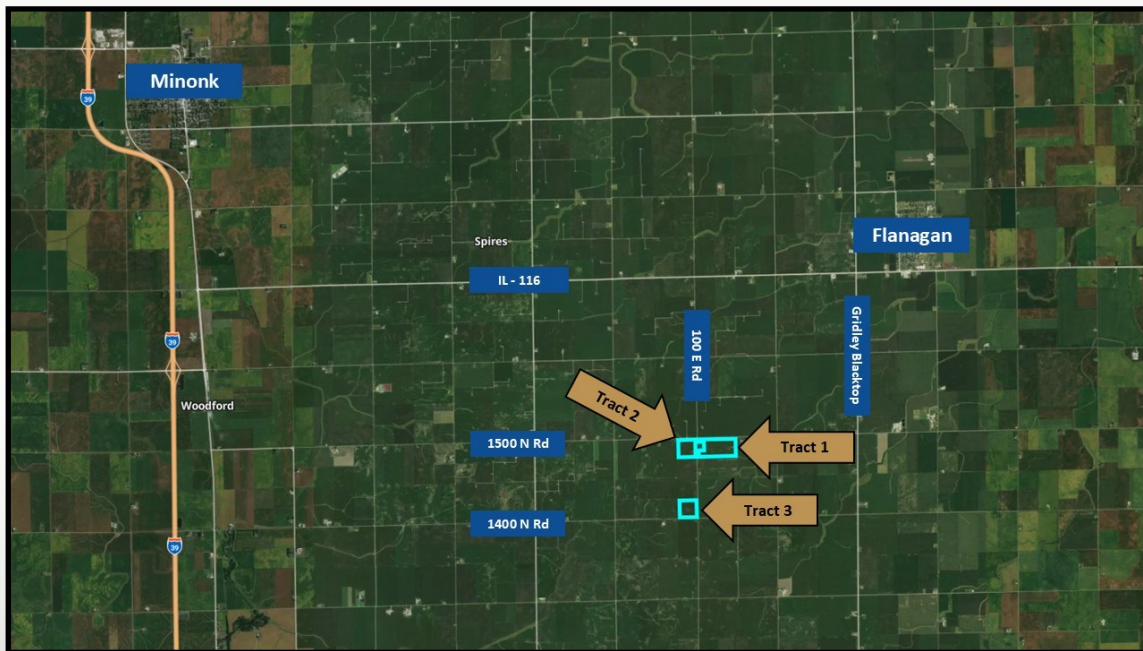
The Ringenberg Farm

The Ringenberg Farmland Auction consists of three tracts totaling 157.03 +/- acres, located four miles southwest of Flanagan in Waldo Township, Livingston County, Illinois. All tracts are mostly tillable with optimal fertility and proven production records. Tract #1 contains a wind turbine. The 2027 tenancy is open. Virtual live online auction.

Livingston County | Waldo Township

**157.03 +/- Acres
Offered in 3 Tracts**

**November 20th
10 AM
Virtual Online**



FOR MORE INFORMATION



SCAN HERE!

DOWNLOAD BIDDING APP



SCAN HERE!



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. Dan Patten, Broker, Mark Smith, Broker, Justin Wheeler, Auctioneer, Lic.#441.002548, 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.

For More Information Contact:

Dan Patten, Broker

309-665-0962

dpatten@firstmid.com

Mark Smith, Broker

309-665-0053

MRSmith@firstmid.com

David Klein, Designated

Managing Broker 261-3117

Justin Wheeler, Auctioneer

First Mid Ag Services

6 Heartland Drive Suite A

Bloomington, IL 61704



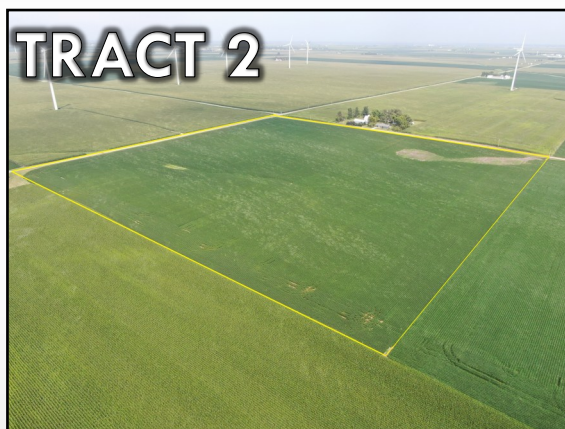
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AG SERVICES

**157.03 +/- Acres
3 Tracts
Livingston County, IL
Farmland Auction
November 20th - 10 AM**

Virtual online auction.

Online Bidding available at firstmidag.bidwrangler.com or through the mobile app.



Tract	Real Estate Tax Acres	Soil PI	Owner 2025 Taxes Paid 2026
1*	77.03 +/-	129.8	\$3,569.72
2	40.0 +/-	128.3	\$1,805.06
3	40.0 +/-	128.5	\$1,815.00

***Two real estate tax parcels which includes wind turbine on Tract 1. Wind company paid those real estate taxes of \$15,383.54. See our full brochure for details.**

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 21, 2026. A title policy in the amount of the purchase 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 Bloomington office: David Klein, Des. Managing Broker 309-665-0961, Dan Patten, Broker, at 309-662-0962 or Mark Smith, Broker at 309-665-0053. 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.