



First Mid

AG SERVICES

Macon County
Farmland
For Sale

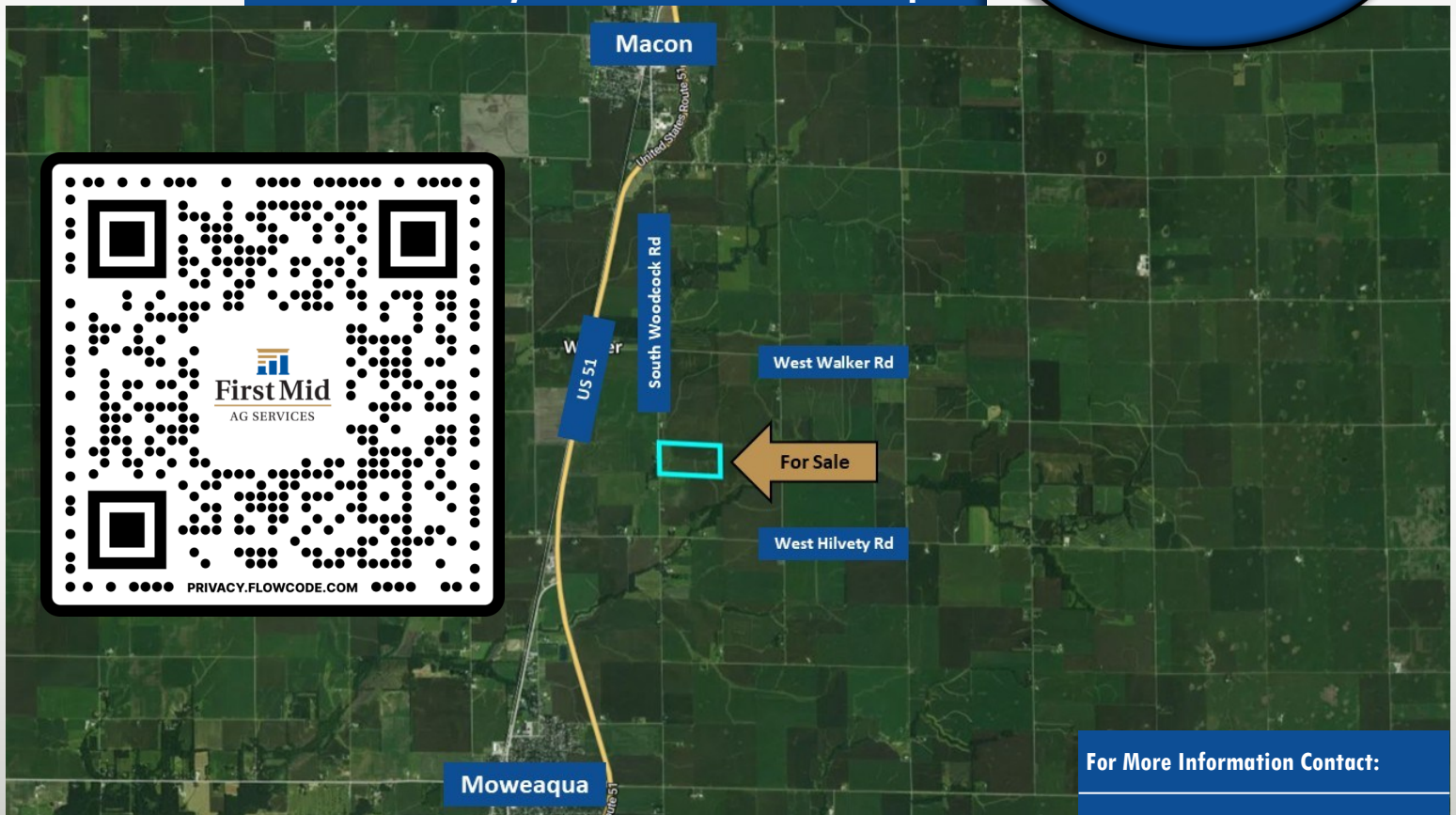
The Ater Holdings, LLC Farm

79.998 +/- Acres

The Ater Holdings, LLC Farm offers 79.998 +/- acres as one tract located 2.5 miles south of Macon, Illinois. This farm offers a mix of tillable acres with supplemental CRP income. There are no building improvements and open tenancy for the 2027 crop year. Visit www.firstmidag.com.

*Listed at
\$12,750/acre*

Macon County | South Macon Township



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. Justin Wheeler, Managing Broker, 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:

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**David Klein, Designated
Managing Broker**
1-800-532-5263

First Mid Ag Services
455 North Main St.
Decatur, IL 62523



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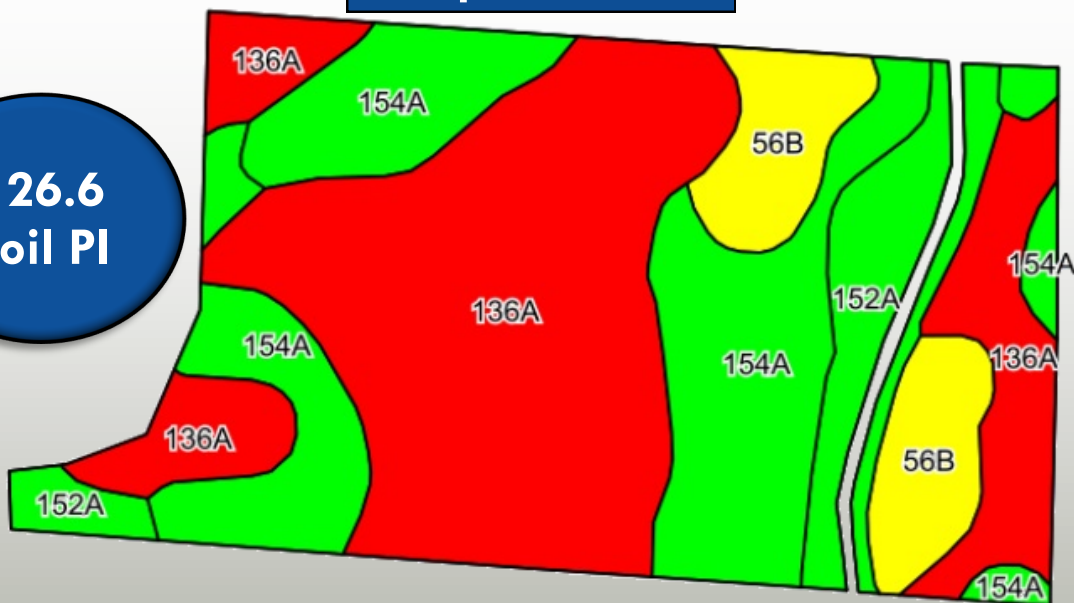
79.998 +/- Acres
Listed at \$12,750 acre
Macon County, IL

Aerial Photo



Cropland Soils

126.6
Soil PI



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

General Terms:

10% down payment required at contract signing and balance due at closing in ~ 30 days. 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. 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 Justin Wheeler, Managing Broker, or David Klein, Designated Managing Broker, for more information. 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.