



First Mid

AG SERVICES

**Livingston County
In-Person & Online
Farmland Auction**

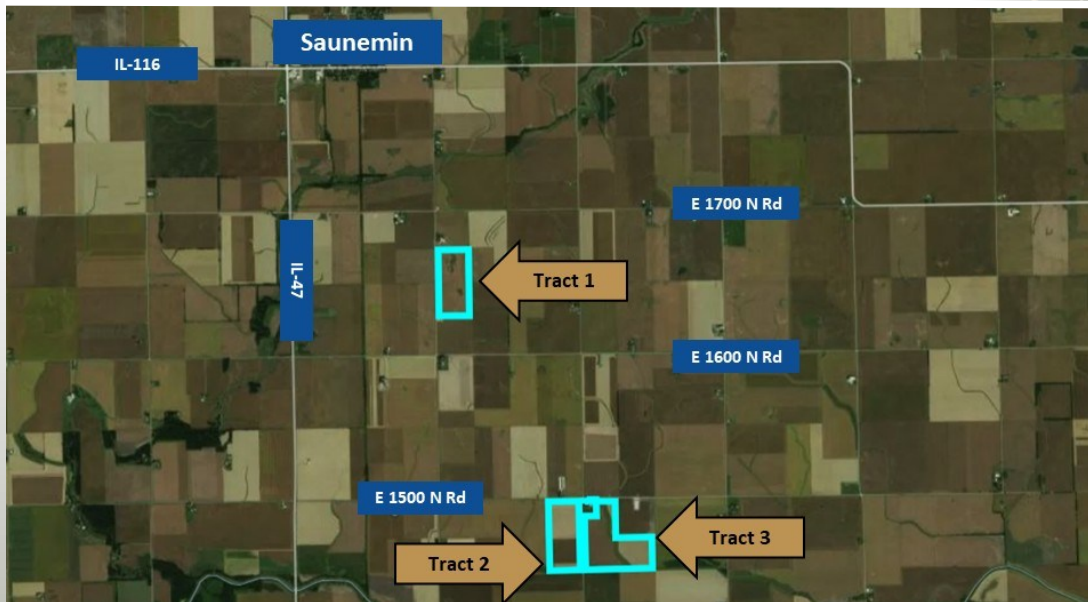
The Driscoll Trust Farms

The Driscoll Trust Farmland Auction consists of four tracts totaling 368.57 +/- acres, located three miles south of Saunemin and two miles west of Pontiac, Illinois. All tracts are mostly tillable with optimal fertility and proven production records. The 2027 tenancy is open. In-Person at The Oaks / Pontiac Elks Club.

**368.57 +/- Acres
Offered in 4 Tracts**

**November 12th
10 AM
Pontiac Elks Club**

Livingston County | Rooks Creek & Saunemin Townships



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. Tyler Roth, 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



SCAN HERE!

DOWNLOAD BIDDING APP



SCAN HERE!

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David Klein, Des. Mng. Broker

Justin Wheeler, Auctioneer

First Mid Ag Services

6 Heartland Drive Suite A

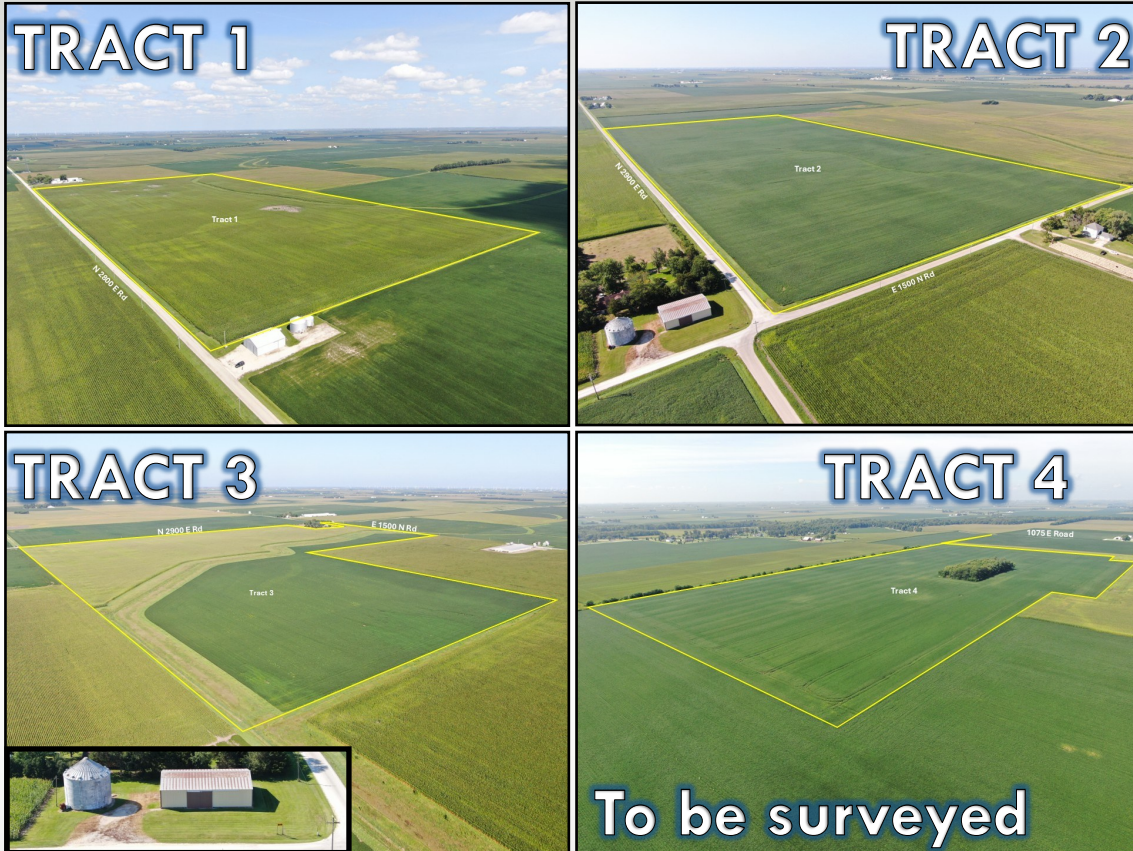
Bloomington, IL 61704

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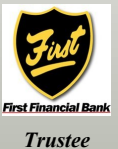
AG SERVICES

368.57 +/- Acres
4 Tracts
Livingston County, IL
Farmland Auction
November 12th - 10 AM

Live call 10 AM November 12th at The Oaks / Pontiac Elks Club.
Online Bidding available at firstmidag.bidwrangler.com or through the mobile app.



Tract	Real Estate Tax Acres	Soil PI	2025 Taxes Paid 2026
1	80 +/-	125.8	\$3,048.92
2	82.8 +/-	124.7	\$3,172.26
3	118.33 +/- w/buildings	122.2	\$4,433.68
4	87.44 +/-	126.9	\$3,691.52



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 22, 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: Tyler Roth, Broker, at 217-898-6437 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.