



First Mid

AG SERVICES

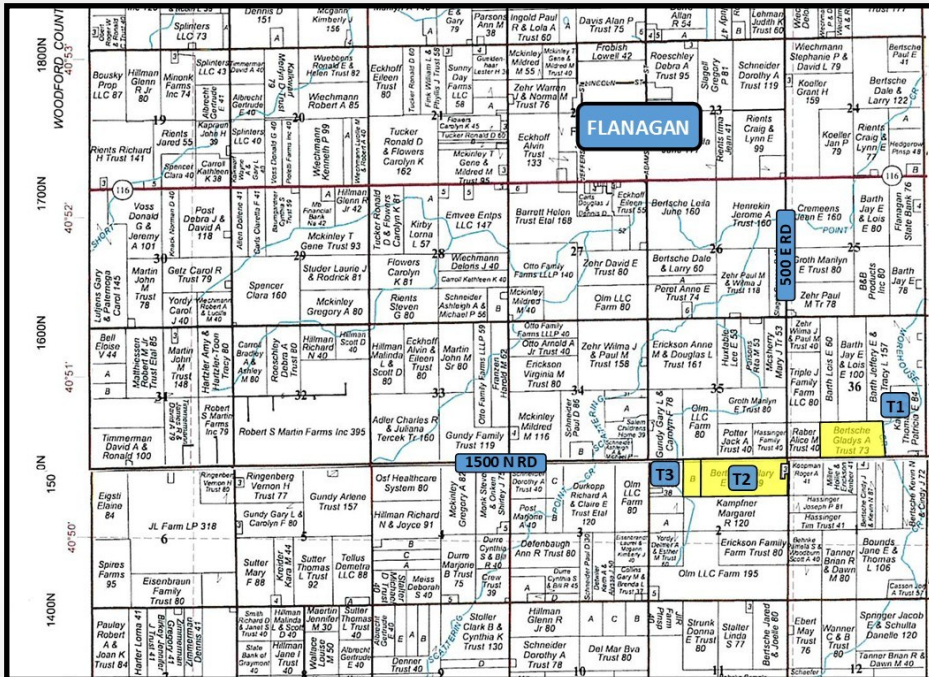
Livingston County
Farmland Auction
In Person & Online

THE BERTSCHE FARMS

192.69+/- Total Acres

The farmland is located approximately 2 miles south of
Flanagan or 9 miles west of Pontiac, with all 3 tracts on
1500 North Road.

**Tuesday,
November 17th
10:00 AM CST**



TRACT 1:

- 72.8 +/- acres
- 127.7 weighted soil PI

TRACT 2:

- 99.89 +/- acres
- 128.1 weighted soil PI

TRACT 3:

- 20 +/- acres
- 128.8 weighted soil PI

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All 3 Tracts are in the Panther Grove 2 LLC Wind Project that will be receiving associated payments in the future and contain highly productive Chenoa-Ashkum-Graymont soils typical for the area. This is an auction you won't want to miss if considering additional farmland purchases this fall.



Auction to be held at The Oaks /
Pontiac Elks Lodge 1019
459 Elks Club Rd
Pontiac, IL 61764

**Download the First Mid Ag App
for online bidding!**



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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Dan Patten, Real Estate Broker, David Klein, Designated Mng. Broker, and Justin Wheeler Auctioneer, are the designated agents and represent the Seller Only in this transaction. First Mid, the Seller, Auctioneer 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 brochure.

For More Information Contact:

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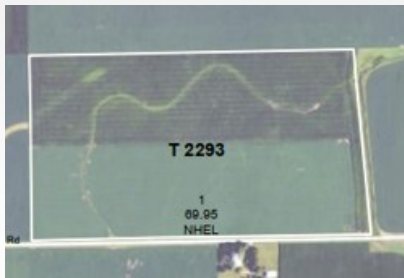
192.69 +/-
Total Acres in 3 Tracts
Livingston County, IL
In Person & Online Auction

Aerial Photos

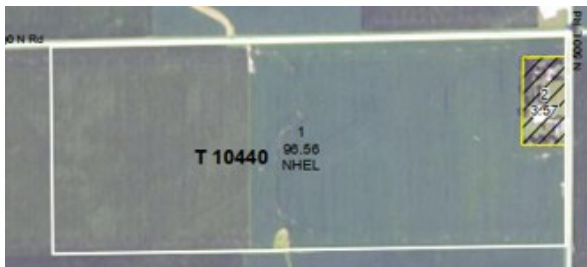
Tract #3



Tract #1



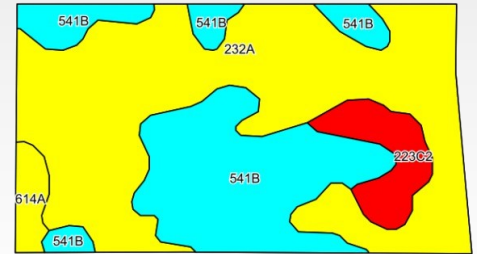
Tract #2



Source: Livingston County USDA
All lines drawn are estimates.

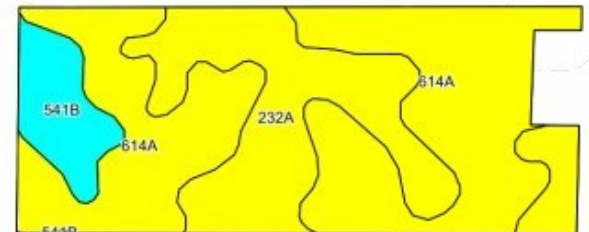
Cropland Soils

Tract #1



TRACT	SOIL PI
1	127.7
2	128.1
3	128.8

Tract #3



Soils data provided by AgriData, Inc.

Tract #2

Tract #1 is scheduled to receive a turbine.

Bid online here:

<https://firstmidag.bidwrangler.com> or download the FirstMidAg App!

Live In-Person Auction begins 10:00 AM C.S.T. on November 17th @ Pontiac

Real Estate Tax Information

Parcel #	Tax Acres	Building Assessment	Total Assessment	2025 Taxes Paid 2026
13-13-36-300-003	72.80	-	41,241	\$3,271.76
19-19-02-200-006	98.77	964	58,223	\$4,600.58
19-19-02-100-012	20.00	-	11,767	\$929.78

General Terms:

Buyer will enter into a contract immediately following the auction, with **10% downpayment required** and balance due at closing on or before December 17, 2026. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. **Contact First Mid for details.** All 2026 real estate taxes payable in 2027 shall be paid by the Seller. Contact Dan Patten, Broker, Tyler Roth, Broker or David Klein, Managing Broker, for more information or to request a complete brochure. 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. Phone: 309-665-0955 Email: dklein@firstmid.com or dpatten@firstmid.com or troth@firstmid.com. Or see us at 6 Heartland Drive Suite A Bloomington, IL 61704