



First Mid

AG SERVICES

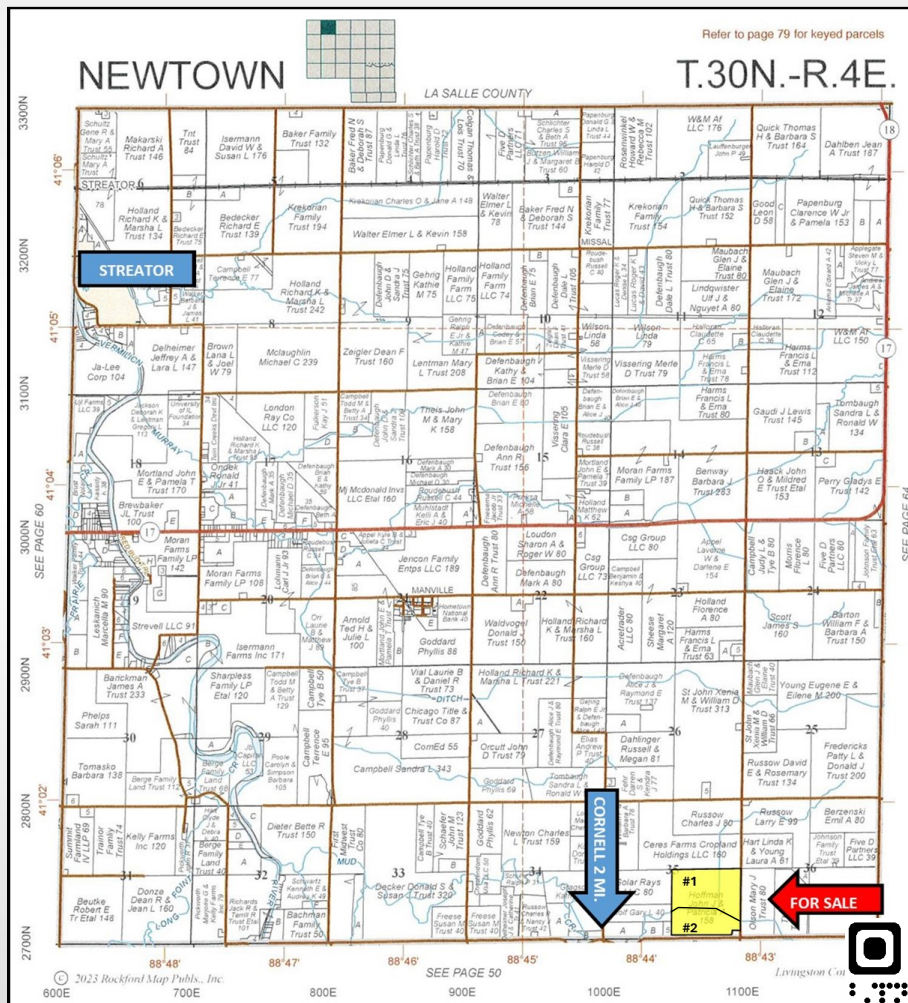
Livingston County
Farmland Auction
In Person & Online

THE HOFFMAN FARM

160.33+/- Total

The farm is located approximately 2 miles north of Cornell,
10 miles northwest of Pontiac, or 10 miles southeast of
Streator, Illinois at 1100 E and 2700 N Roads.

**Tuesday,
July 22nd
10:00 AM CST**



TRACT 1:

- 100.44 +/- acres
- ~86% tillable
- 110.1 weighted soil PI

TRACT 2:

- 59.89 +/- acres
- ~86% tillable
- 112 weighted soil PI



For More Information Contact:

Dan Patten, Broker
309-530-1575
dpatten@firstmid.com

**David Klein, Managing Broker
& Auctioneer**
1-800-532-5263
dklein@firstmid.com
First Mid Ag Services
6 Heartland Drive Suite A
Bloomington, IL 61704

Reprinted with permission of Rockford Map Publishers, Inc.

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 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.



First Mid

AG SERVICES

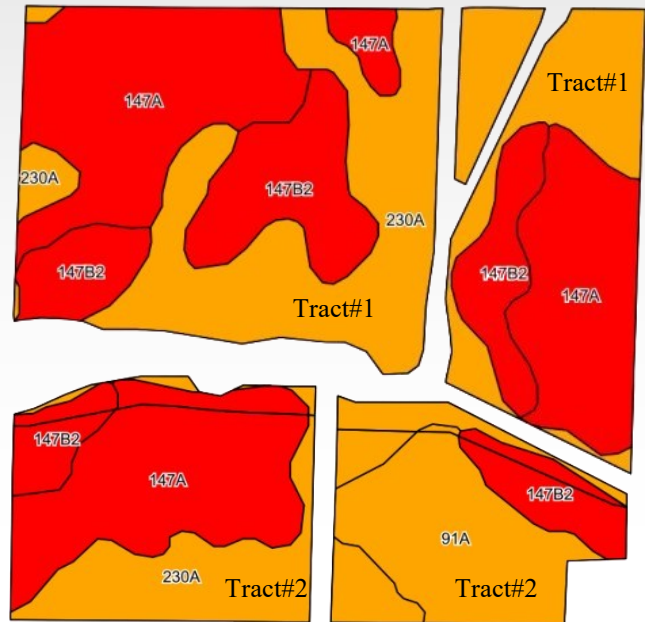
160.33 +/-
Total Acres in 2 Tracts
Livingston County, IL
In Person & Online Auction

Aerial Photos



All lines drawn are estimates.

Cropland Soils



Soils data provided by AgriData,

Bids can be made anytime online between
July 7th through July 22nd, 2025 at
<https://firstmidag.bidwrangler.com> or download the FirstMidAg App!
Live In-Person Auction begins 10:00 AM C.S.T. on July 22nd @ Pontiac Elks Club

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
02-02-35-400-002	158.22	47,601	\$3,814.98

General Terms:

Buyer will enter into a contract immediately following the auction, with **10% downpayment required** and balance due at closing on or before August 22nd, 2025. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. A portion of the 2025 cash rent and CRP income will be given as a credit to the Buyer at closing. **Contact First Mid for details.** All 2024 real estate taxes payable in 2025 shall be paid by the Seller. The Seller shall provide Buyer a credit at closing for 50% of the estimated 2025 real estate taxes based upon an estimate of the most recent tax information available. Contact Dan Patten, Broker, or David Klein, Auctioneer, 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