



# First Mid

## AG SERVICES

Edgar County  
Virtual Live Online-Only  
Farmland Auction  
September 4th, 2025

**229.869 +/- Acres**

## The Gillespy Farm

The Gillespy Farmland Auction will offer 229.869 +/- acres **offered as four separate** tracts located 2.5 miles east of Paris, IL. There is open tenancy for the 2026 crop year and no buyer's premium. Visit [www.firstmidag.com](http://www.firstmidag.com) for more details!

**Starting at  
10 AM  
September 4th**

Edgar County, IL



**For More Information Contact:**

**Cory Kauffman, Broker**

217-258-0498

[ckauffman@firstmid.com](mailto:ckauffman@firstmid.com)

**Justin Wheeler, Auctioneer & Managing Broker**

217-855-8358

Auctioneer Lic. #441.002548

**First Mid Ag Services**

1317 Charleston Ave

Mattoon IL 61938

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. Cory Kauffman, Broker, Justin Wheeler, Auctioneer & 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. Tracts to be auctioned individually and not combined. Stock photo may be in use. Call for complete brochure or visit our website at [www.firstmidag.com](http://www.firstmidag.com).

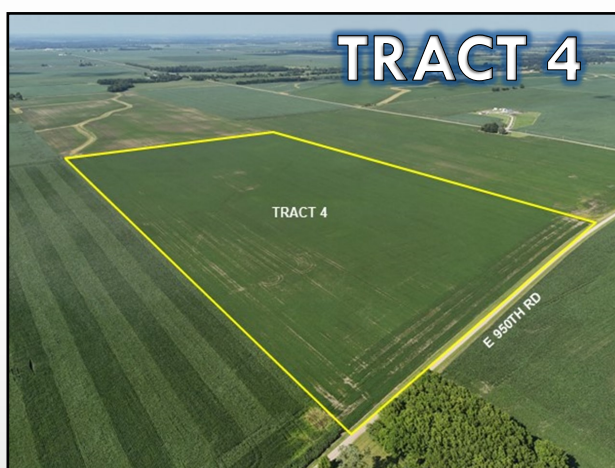
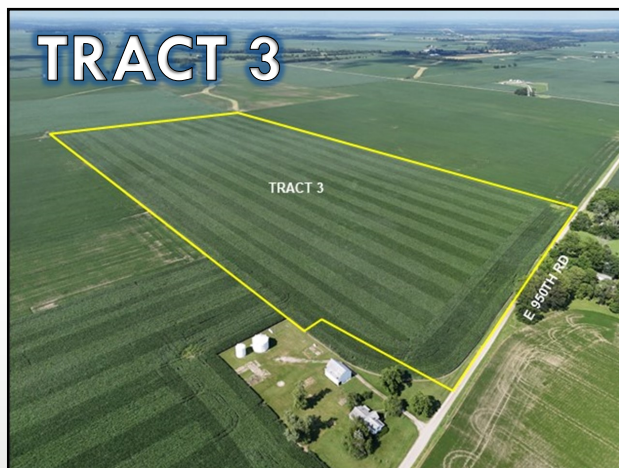
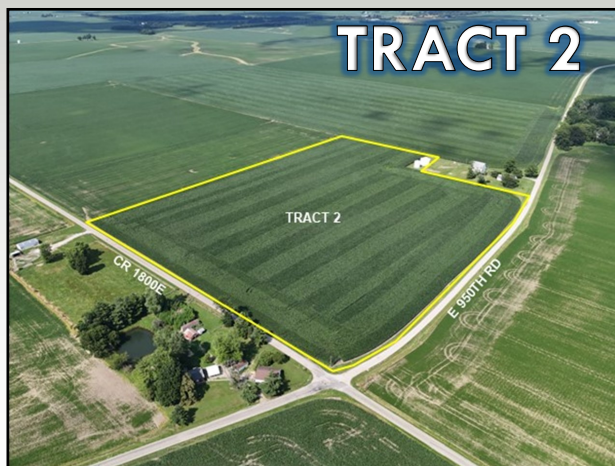
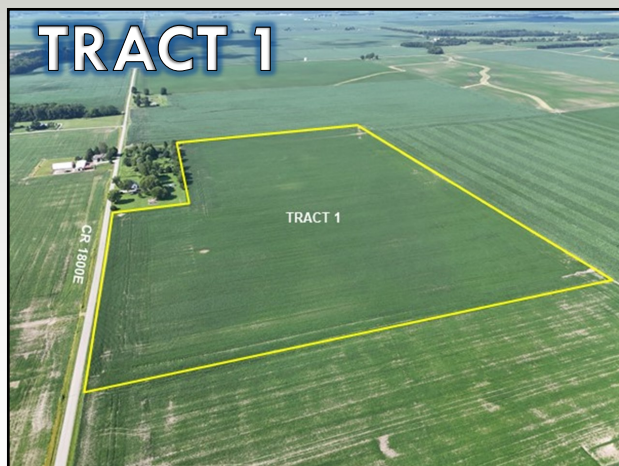


# First Mid

## AG SERVICES

229.869 +/- Acres  
4 Tracts  
Edgar County, IL  
Farmland Auction  
September 4th - 10 AM

**Virtual Live Online-Only Auction starting at 10 AM, September 4th.**  
**Online Bidding available at [firstmidag.bidwrangler.com](http://firstmidag.bidwrangler.com) or through the mobile app.**



- Offered via Choice & Privilege
- Open tenancy for 2026
- Online bidding available through our app



<u>Tract</u>	<u>Surveyed Acres</u>	<u>FSA Cropland Acres</u>	<u>Soil PI</u>
1	45.011	44.53	125.6
2	26.854	25.68	130.4
3	81.313	79.51	128.6
4	76.691	76.11	128.4

### General Terms:

Buyer will enter into a contract on date of sale with 10% nonrefundable down payment required and balance due at closing on or before October 15, 2025. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will grant full possession at closing, subject to the tenant's rights that terminate with the harvest of the 2025 crop. 2025 real estate taxes payable in 2026 shall be paid by the Seller via a credit at closing based upon most recent tax information available. 2026 and all subsequent years' taxes to be paid by the Buyer. Contact Cory Kauffman, Broker, or Justin Wheeler, Auctioneer, for more information. Online Bidding options will be available from August 21st through September 4th with the live portion of the auction beginning at 10:00AM September 4th. Check our website for details. [www.firstmidag.com](http://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.