



First Mid

AG SERVICES

Sangamon County
Farmland Auction
Virtual-Live Online

**140.617 +/-
Surveyed Acres**

The Lemasters Farm

The Lemasters Farmland Auction will offer 140.617 +/- surveyed acres as one contiguous tract located 9 miles northeast of Springfield, Illinois. This Class A farm is mostly tillable with an impressive yield history, optimal fertility, and open tenancy for the 2026 crop year.

**Live Call
10 AM
November 18**

Sangamon County | Buffalo Hart 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. Hayley Daniels, Broker, Justin Wheeler, Auctioneer, 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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First Mid

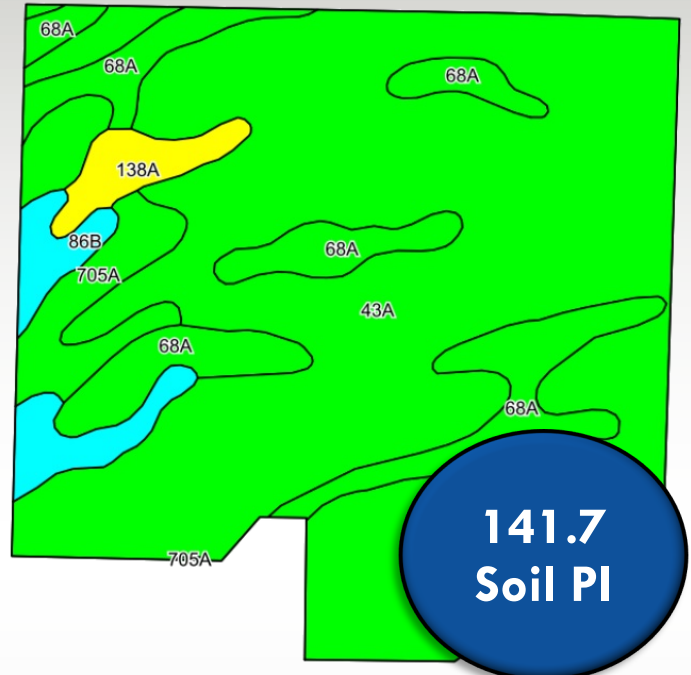
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140.617 +/- Acres
Virtual Live Online Auction
Sangamon County, IL

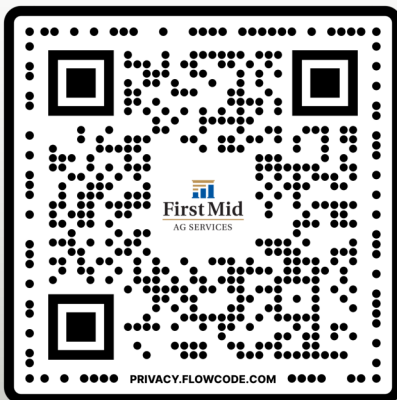
Aerial Photo



Cropland Soils

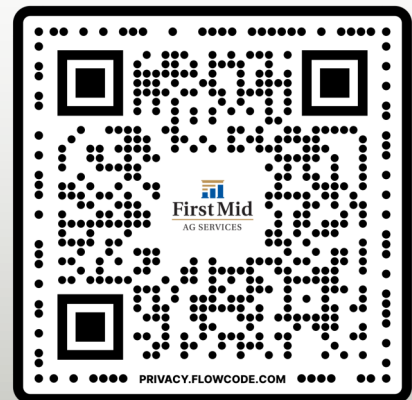


Download Bidding App



Scan here!

For More Information



Scan here!

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

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 23, 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 retain landowner's share of the 2025 crops, and government payment proceeds under the current lease(s). 2025 real estate taxes payable in 2026 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2026 and all subsequent years' taxes to be paid by the Buyer. Contact our Decatur office: Hayley Daniels, Broker, or Justin Wheeler, Auctioneer at 217-421-9617. 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.