



First Mid

AG SERVICES

**Whiteside County
Farmland
For Sale!**

The Hedrick Children Farm

The Hedrick Children Farmland Auction will offer 159 +/- surveyed acres in one tract, located 6 miles south of Rock Falls along Hoover (Highway 40) and Bell Road. The farm is improved with an 8-tower irrigation system and well that are included in the auction. Open tenancy for 2026 crop year.

**159 +/-
Surveyed Acres**

**Listed at
\$11,500 /Acre**

Whiteside County | Hahnman Township



For More Information Contact:

Douglas D. Ray, Broker
815-878-5225
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Ray Farm Management
226 Prairie Lane W
Princeton, IL 61356

Justin Wheeler, Managing Broker
217-855-8358
jwheeler@firstmid.com

First Mid Ag Services
455 North Main St.
Decatur, IL 62523

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. Ray Farm Management Services Inc. and First Mid Ag Services, a division of First Mid Wealth Management are the Listing Broker. Douglas D. Ray, Managing Broker, Justin Wheeler, Managing Broker, 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.

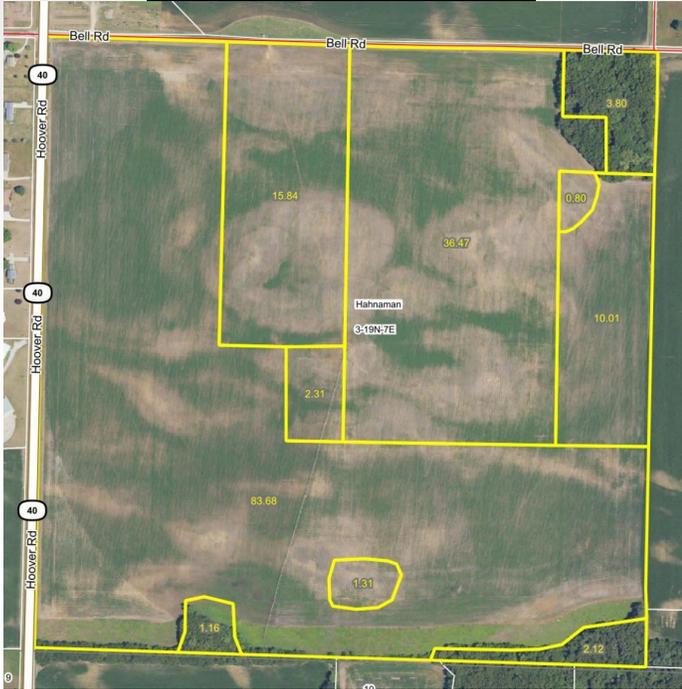


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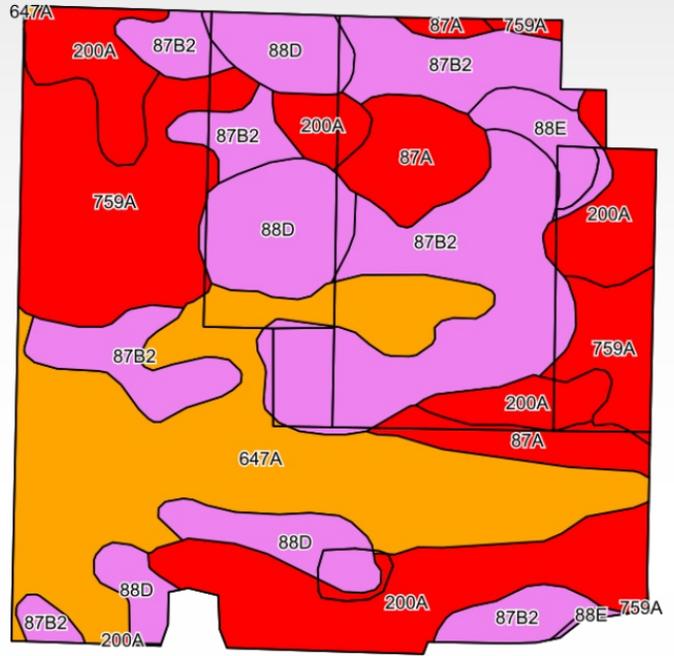
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159 +/- Acres
Whiteside County, IL
For Sale

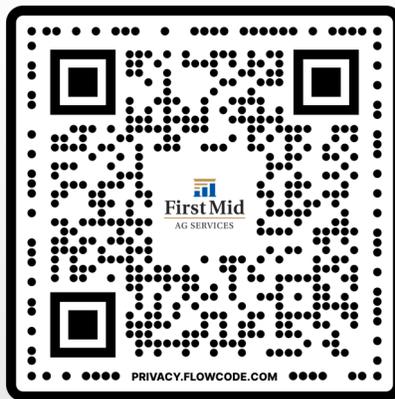
Aerial Photo



Cropland Soils



For More Information



Scan here!

**105.5
Soil PI**

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

General Terms:

Buyer(s) will enter into a contract, with 10% nonrefundable down payment required and balance due at closing. 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 Douglas D. Ray, Man. Broker, at 815-878-5225 or Justin Wheeler, Man. Broker at 217-855-8358. 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.