



First Mid

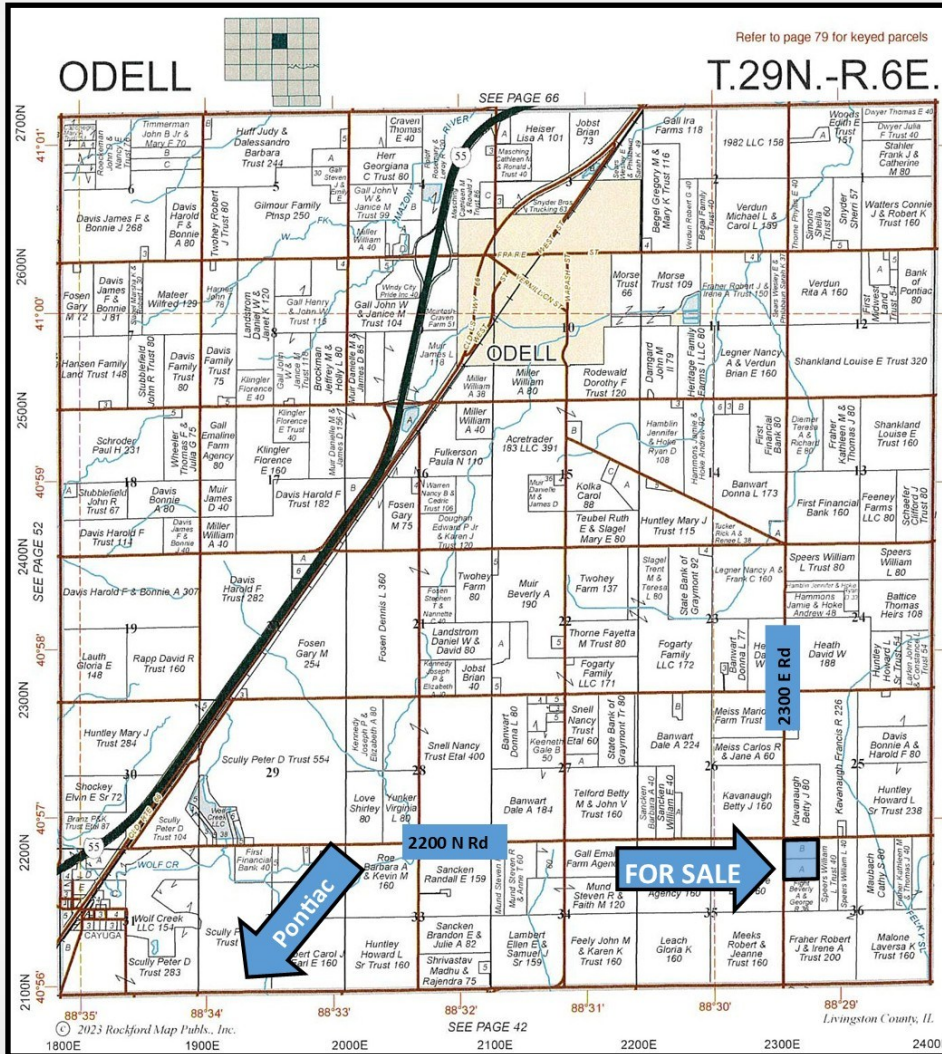
AG SERVICES

Livingston County
Farmland
Timed Online Auction!

The Leonard & Bockman Farm
is located 4 miles southeast of Odell, or
7 miles northeast of Pontiac, Illinois.

45.73 +/- Acres

Soft close
December 11th
@ 10:00 a.m.



- High Percentage Tillable
- Wind energy income
- Close to terminal elevator

Get our App
downloaded and
Bid Online!



For More Information Contact:

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Auctioneer Lic.# 441.001928

First Mid Ag Services
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Benjamin H. Roth, Attorney for Seller. 205 East Gridley Road, Gridley, IL 61744 309-747-2230

Online Bidding: Bid online from November 13th through December 11th 2026, subject to a 10AM soft close, at <https://firstmid.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device!



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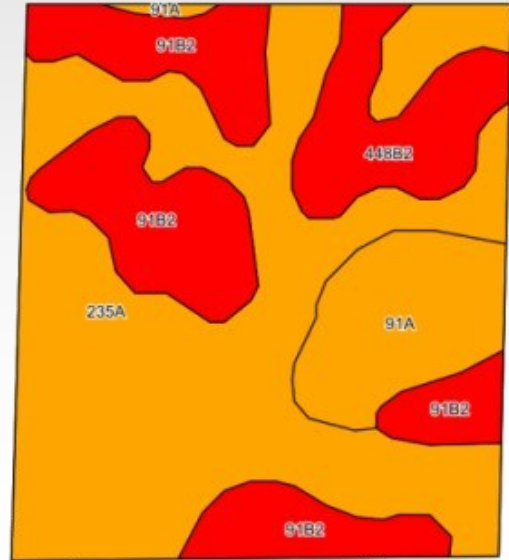
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45.73 +/- Acres

Aerial Photos



Soils



Aerial and soil Information from Agridata, Inc. All lines drawn are estimates

Weighted Soil PI: 116.4

Primary Soil Types:

- Bryce silty clay 235A
- Swygert silty clay loam 91B2
- Mona silt loam 448B2

Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Tax Rate	2025 Taxes Paid 2026
10-10-36-100-015	22.87	\$10,578	6.781250	\$726.46
10-10-36-100-016	22.86	\$11,481	6.781250	\$787.70

General Terms:

Buyer will enter into a contract following the auction, with 10% down payment required and balance due at closing on or before January 18, 2027. A title policy in the amount of the purchase price will be furnished to the Buyer, subject to standard and usual exceptions. Buyer shall agree to continue to honor any existing government agricultural program and conservation contracts affecting the real estate and indemnify and hold harmless Seller for any damage Seller may sustain by reason of any failure of Buyer to keep or perform any of the covenants and obligations provided to be kept or performed under the terms and conditions of any such contracts by Seller. 2025 real estate taxes payable in 2026 will be paid by Seller. The estimated 2026 real estate taxes and payable in 2027 shall be paid by a credit at closing, based upon the most recent real estate tax information available at closing. 2027 and all future years' real estate taxes, to be paid by the Buyer. Contact Dan Patten, Broker, Mark Smith, Broker, or David Klein, Designated Managing Broker and Auctioneer, for more information or to request a complete brochure at our Bloomington office. **First Mid Ag Services' designated agents represent only the Seller.** www.firstmidag.com. 800-532-LAND @Firstmidag on Twitter

