



# First Mid

## AG SERVICES

Montgomery County  
One-Chance  
Sealed Bid Sale!

### The FE Bishop Farm INC

156.03 +/- Acres

The FE Bishop Farm Inc. offers 156.03 +/- acres as one contiguous tract located 3.5 miles southwest of Pana, IL. This farm will be offered through a one-chance sealed bid format due by 12 PM (noon) on Tuesday, August 11th. Visit [www.firstmidag.com](http://www.firstmidag.com) for a bidder packet and details!

**Sealed Bids Due  
12 PM  
August 11th**

Montgomery County | Audubon Township



For More Information Contact:

**Justin Wheeler, Managing Broker**  
217-855-8358  
[jwheeler@firstmid.com](mailto:jwheeler@firstmid.com)

**David Klein, Designated  
Managing Broker**  
1-800-532-5263

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

Visit [www.firstmidag.com](http://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. 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. Call for complete brochure or visit our website at [www.firstmidag.com](http://www.firstmidag.com).



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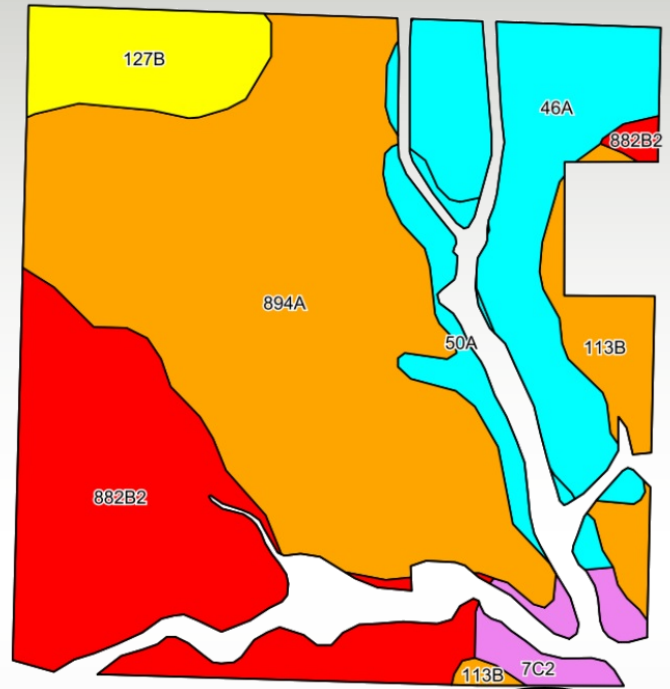
## AG SERVICES

156.03 +/- Acres  
One-Chance Sealed Bid  
Montgomery County, IL

### Aerial Photo



### Cropland Soils



### IMPORTANT DATES

- Sealed bids due by 12 PM August 11th
- Seller decision by August 14th
- All bidders notified by August 17th

Contact Justin Wheeler for additional farm information and a sealed bid packet

118.5  
Soil PI

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

#### General Terms:

Successful Buyer(s) will enter into a contract following acceptance of bid by Seller(s), with 10% down payment required and balance due at closing. A title policy in the amount of the sale price will be furnished to the Buyer(s) at closing, subject to standard and usual exceptions. Possession shall be granted at closing subject to existing crop-share lease. Seller will retain the Landowner's share of 2026 crop sales and government payment proceeds. There is open tenancy for the 2027 crop year. Seller will pay 2025 real estate taxes due in 2026. 2026 real estate taxes payable in 2027 to be credited by the Seller at closing to the Buyer(s) based on the most recent information. 2027 and all subsequent year's taxes to be paid by the Buyer. Bidding is not conditional upon financing. All property being sold "as-is, where-is". For more information and sealed bid packets, contact Justin Wheeler, Managing Broker, at 217-855-8358. First Mid Ag Services' designated agents represent only the Seller.