



First Mid AG SERVICES

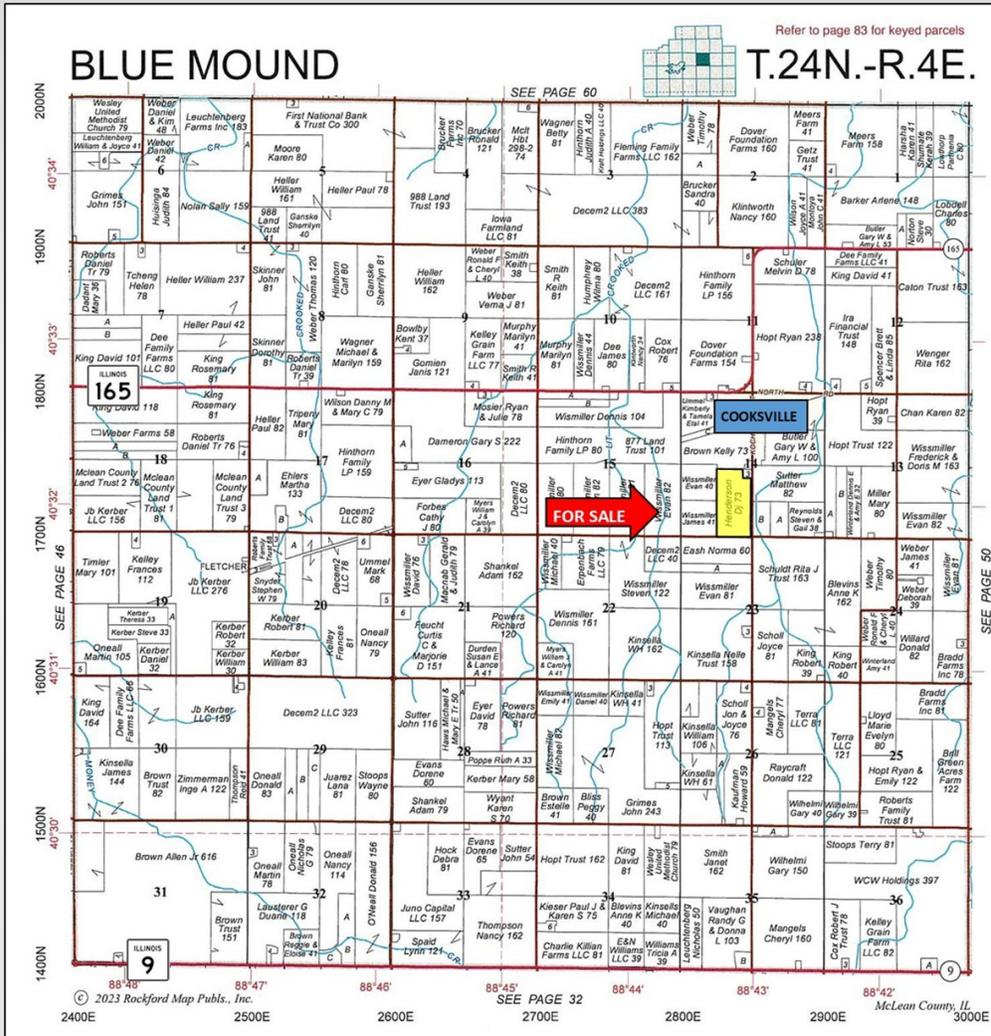
McLean County
Farmland Auction
Virtual-Live Online

The Henderson Farm

Farm is located 1/2 mile south of Cooksville, IL, and
9.5 miles east of Bloomington-Normal, IL.

72.55 +/- Acres

March 20th
@ 10 am



- 71.17 FSA Cropland Acres
- 135.8 Weighted Soil P.I.
- Excellent Yield History
- On County Hwy. 17

For More Information Contact:

Mark Smith, Broker
(309) 665-0053
E-mail: MRSmith@firstmid.com

Justin Wheeler, Auctioneer
(217) 421-9615
E-mail: jwheeler@firstmid.com

David Klein, ALC, AFM
Designated Managing Broker
(800) 532-5263 or
(309) 665-0961
E-mail: dklein@firstmid.com

Reprinted with permission from Rockford Map Co. Inc.

Latitude: 40.533572 Longitude: -88.719363



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, where 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. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker, Mark Smith, Real Estate Broker, David Klein, Designated Mng. Broker, Justin Wheeler, Auctioneer, are the designated agents and represent the Seller Only in this transaction. First Mid, the Seller, Auctioneer 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 brochure. Printed February 18, 2026.



First Mid

AG SERVICES

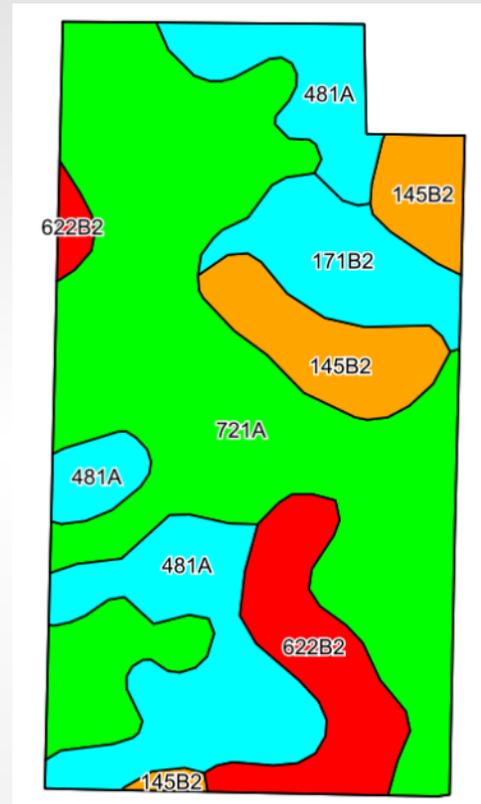
McLean County
Farmland Auction
Virtual-Live Online

Virtual Live Online auction starting at 10:00 AM March 20th.
Online bidding available at firstmidag.bidwrangler.com or through the mobile app.

Aerial Photo



Soil Map



- **Excellent 5 year yield history:**
Corn - 232.6 & Soybeans 72.4
- **Online bidding available through our app.**



- **135.8 Average Soil PI consisting of primarily Drummer, El Paso, and Raub soils.**

Aerial & Soils data provided by AgriData, Inc.
Lines drawn are estimates.

General Terms:

All bidding is on a “per-acre” basis using 72.55 +/- acres. Buyer will enter into a contract immediately following the auction, with 10% non-refundable down payment required and balance due at closing on or before April 20, 2026. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. The farm is cash rent leased for 2026. Call for details. 2024 real estate taxes payable in 2025 have been paid by Seller. The Seller shall provide Buyer a credit at closing for the estimated 2025 real estate taxes based upon an estimate of the most recent tax information available. Contact Mark Smith, Broker, Justin Wheeler, Auctioneer or David Klein, Managing Broker, for more information. 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. Call 800-532-LAND.

