



First Mid

AG SERVICES

**Douglas County
Virtual Online Only
Farmland Auction**

The Burns Farm

**165.04 +/- Acres
Offered in 2 Tracts**

The Burns Farmland Auction features 165.04 +/- surveyed acres in two tracts, located one half mile south of Newman, Illinois. Both tracts are pattern tiled and offer productive soils, strong fertility, and an excellent yield history. There are no building improvements and open tenancy for the 2027 crop year. Visit www.firstmidag.com for more!

**LIVE CALL
November 3rd
10 AM**

Douglas County | Newman & Sargent Townships



For More Information Contact:

**Cory Kauffman
Broker**

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ckauffman@firstmid.com

Justin Wheeler

Auctioneer

217-855-8358

jwheeler@firstmid.com

Auctioneer Lic. #441.002548

First Mid Ag Services

1317 Charleston Ave.

Mattoon, IL 61938

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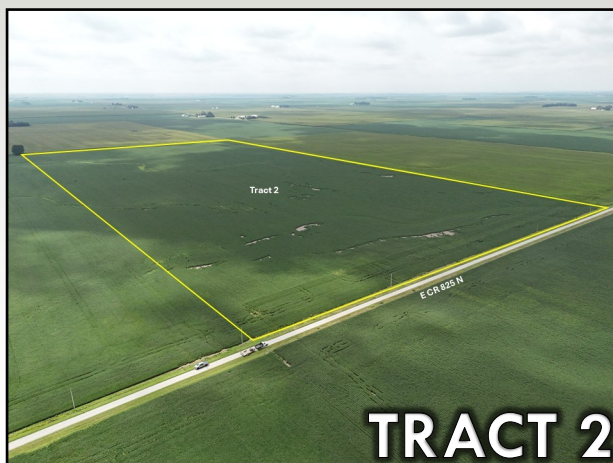
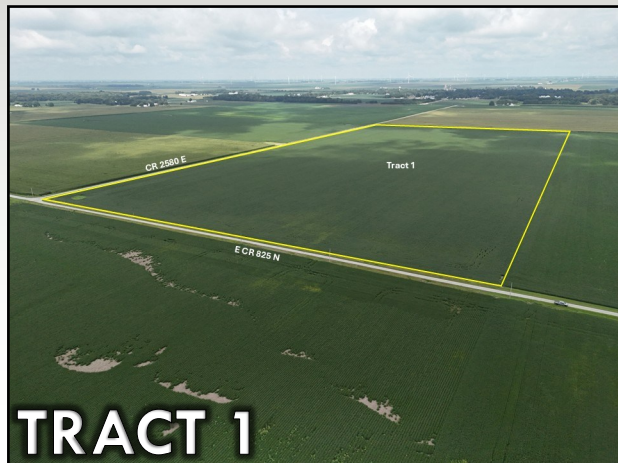
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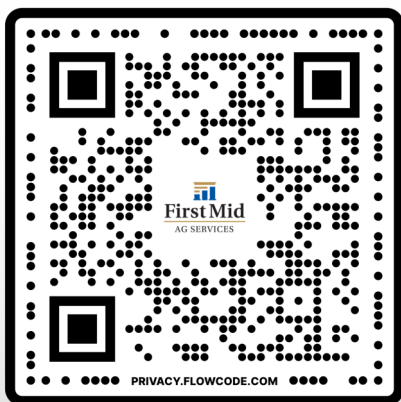
**165.04 +/- Acres
2 Tracts
Douglas County, IL
Farmland Auction
November 3rd - 10 AM**

Live call 10 AM November 3rd

Online Bidding available at firstmidag.bidwrangler.com or through the mobile app.

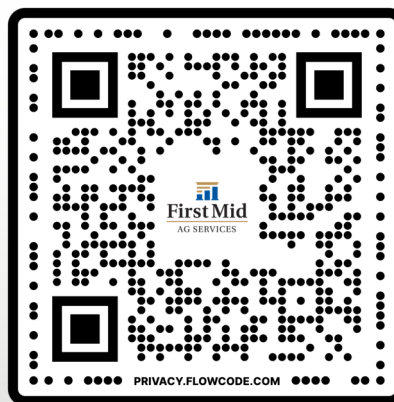


DOWNLOAD BIDDING APP



SCAN HERE!

FOR MORE INFORMATION



SCAN HERE!

Tract	Surveyed Acres	FSA Tillable Acres	Soil PI
1	82.21 +/-	80.50	138.1
2	82.83 +/-	82.18	140.4

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 18, 2026. 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 2026 crops, rents, and government payment proceeds under the current lease(s). 2026 real estate taxes payable in 2027 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2027 and all subsequent years' taxes to be paid by the Buyer. Contact our Mattoon office: Cory Kauffman, Broker, or Justin Wheeler, Auctioneer at 217-454-5393. 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.