First Mid

AG SERVICES

Douglas County Virtual Online Only Farmland Auction

The Redden Farm

518.302 +/- Surveyed Acres
6 Tracts

The Redden Farm consists of 518.302 +/- surveyed acres in six tracts located 2.5 miles north of Oakland and 5 miles west of Brocton in eastern Douglas County, IL. There is open tenancy for the 2027 crop year.

Live Call 10 AM January 14

Douglas County | Sargent Township



For More Information Contact:

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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. Cory Kauffman, Broker, Justin Wheeler, Auctioneer, 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.

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518.302 +/- Acres
6 Tracts
Douglas County, IL
Farmland Auction
January 14th - 10 AM













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FOR MORE INFORMATION

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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 March 1, 2027, at Central Illinois Title Company in Decatur. 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, 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 217-258-0498. 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.