



First Mid

AG SERVICES

Douglas County
Farmland
For Sale

The Biery Farm

40.00 +/- Acres

The Biery Farm offers 40.00 +/- acres located 4.0 miles northwest of Oakland, Illinois on Co. Rd. 2200E. The farm consists of approximately 35.2 tillable acres with a soil PI of 120.9. Open lease for 2026.

**Listed at
\$14,000/acre**

Douglas County | Sargent Township



Visit 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. Eric Schumacher, 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.

For More Information Contact:

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Managing Broker**
1-800-532-5263

First Mid Ag Services
1317 Charleston Ave.
Mattoon, IL 61938



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40.00 +/- Acres
Listed at \$14,000 acre
Douglas County, IL

Aerial Photo

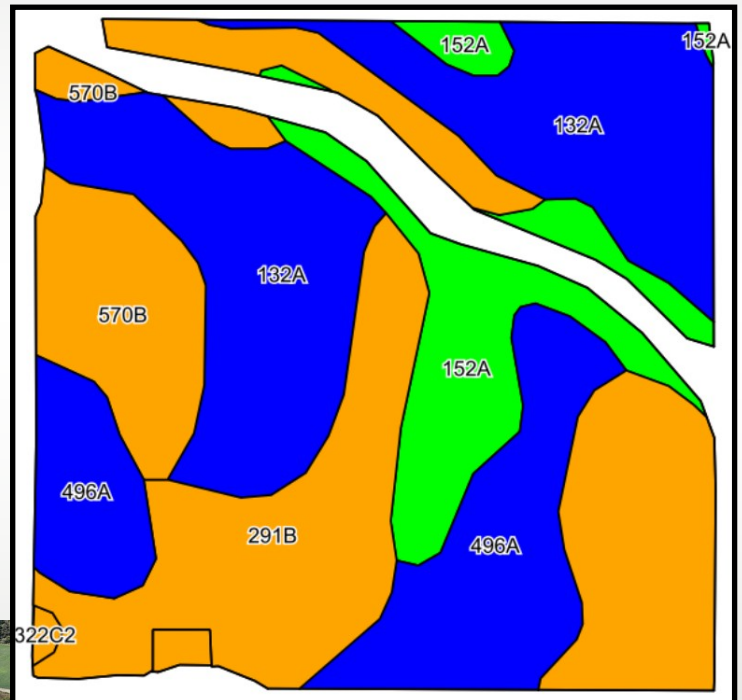


FSA & Soils data provided by Agridata, Inc. Lines drawn are estimates.

Real Estate Tax Information

Parcel #	08-10-35-100-001
Tax Acres	40.00
Total Assessment	\$20,205
'24 Taxes Paid '25	\$1,466.94

Cropland Soils



120.6
Soil PI



General Terms:

10% down payment required at contract signing and balance due at closing in ~ 45 days. 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 2025 crops, and government payment proceeds under the current lease. 2025 real estate taxes payable in 2026 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2026 and all subsequent years' taxes to be paid by the Buyer. Contact Eric Schumacher, Broker, or David Klein, Managing Broker, for more information at 217-258-0457 at our Mattoon office. 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.