



AG SERVICES

1317 Charleston Ave
Mattoon, IL 61938

Presents:

DOZIER FARM
900.36 Acres +/-
Crouch Township
Hamilton County, Illinois



Eric Schumacher, Broker
David Klein, Managing Broker

(217) 258-0457
(800) 532-5263

GENERAL INFORMATION

- SELLERS:** Wave Dozier Trust, John Dozier Family Trust, Stephen Dozier Trust, Angela Wilson, and Rebecca Dozier
- LISTING PRICE:** \$6,000/acre on 900.36+/- tax acres, or \$5,402,160.00
- DESCRIBED AS:** Briefly described as:
The W ½ of NW ¼ Sec. 24; the NE ¼ & N ½ of SE ¼ & SW ¼ SE ¼ Sec 23; E ½ of NW ¼ & W ½ of NE ¼ & SE ¼ of NE ¼ & SW ¼ & SE ¼ of Sec 26; part of the N ½ of NW ¼ of NE ¼ Sec 35, all in Township 3 South, Range 7 East of the 3rd Principal Meridian in Hamilton County, Illinois.
- COORDINATES:** **38.240945° , -88.395680°**
- RE TAX PINS:** 03-24-100-001; 03-24-100-006; 03-23-200-001; 03-23-400-001; 03-26-200-002; 03-26-400-001; 03-35-200-002; 03-26-100-002; 03-26-300-001; 03-35-200-001
- LOCATION:** 9.2 miles south and 2.5 miles west of Fairfield. Access is provided via Aden Road that intersects the farm.
- ADDRESS:** Aden Rd & 1675 E, Crouch Township, IL 62895



INQUIRIES REGARDING THE FARM MAY BE MADE TO: www.firstmidag.com

Eric Schumacher, Broker (217) 258-0457 eschumacher@firstmid.com

David Klein, Managing Broker (800) 532-5263 dklein@firstmid.com

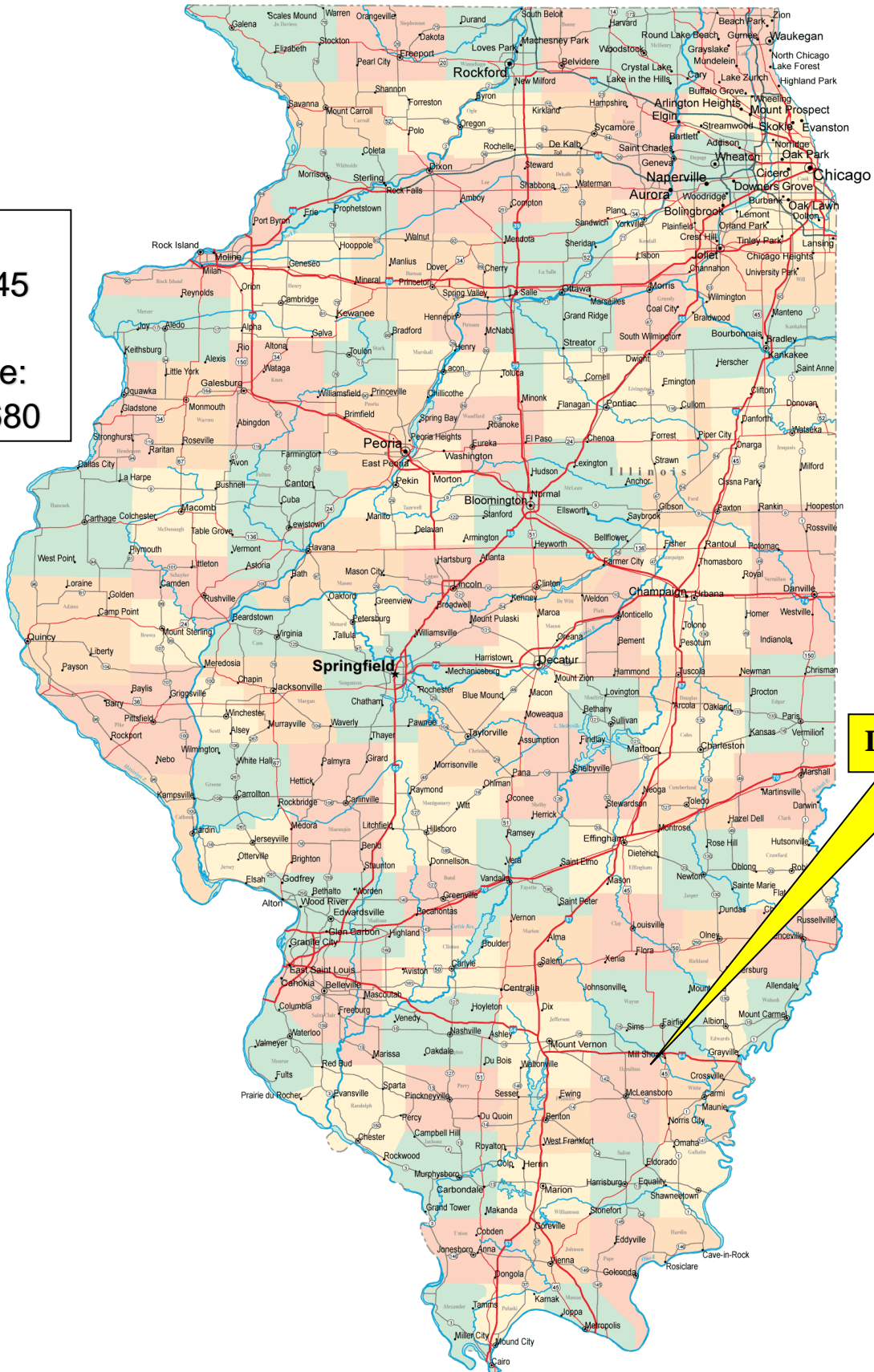
TERMS AND CONDITIONS

- SALE METHOD:** The Dozier Farm is listed at **\$6,000 per acre on 900.36 tax acres or \$5,402,160.00**
- CONTRACT:** Successful Buyer(s) will enter a contract with a 10% down payment required with the balance due within 30 days of contract signing.
- LEASE & POSSESSION:** Seller will grant 100% possession at closing, subject to the rights of any tenant in possession of the property. The seller will retain the 2021 rents, crops and government payments. 472.6 tillable acres are leased through 2021. 198.8 tillable acres are leased through 2022.
- REAL ESTATE TAXES:** The 2020 real estate taxes due in 2021 will be paid by the Seller via a credit at closing, if not already paid, based on the most recent real estate tax information available. The 2021 real estate taxes payable in 2022 shall be paid by the Seller via a credit at closing based upon the most recent available data. 2022 real estate taxes payable in 2023 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.
- TITLE:** Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- AGENCY:** Eric T. Schumacher is a designated agent with First Mid Ag Services, a Division of First Mid Wealth Management and represents only the Seller in this transaction.
- DISCLAIMER:** 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, Real Estate Broker, is the designated agent and represent 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.

AREA MAP

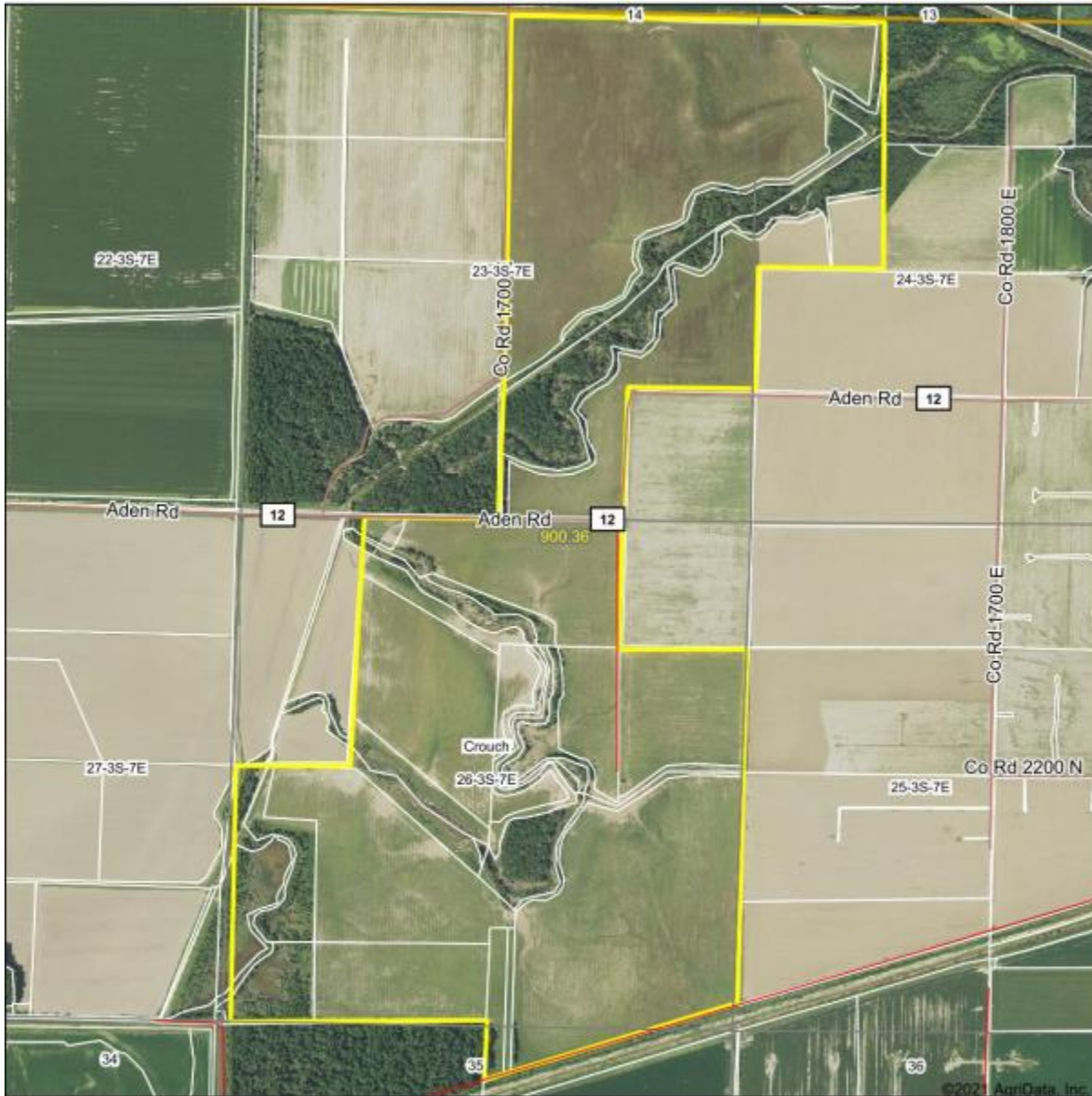
Latitude:
38.240945

Longitude:
-88.395680



Dozier Farm

AERIAL PHOTOGRAPH



 **First Mid**
AG SERVICES

Map Center: 38.240065, -88.396219

0ft 1643ft 3286ft

Map Provided By

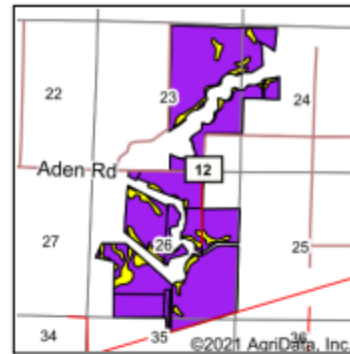
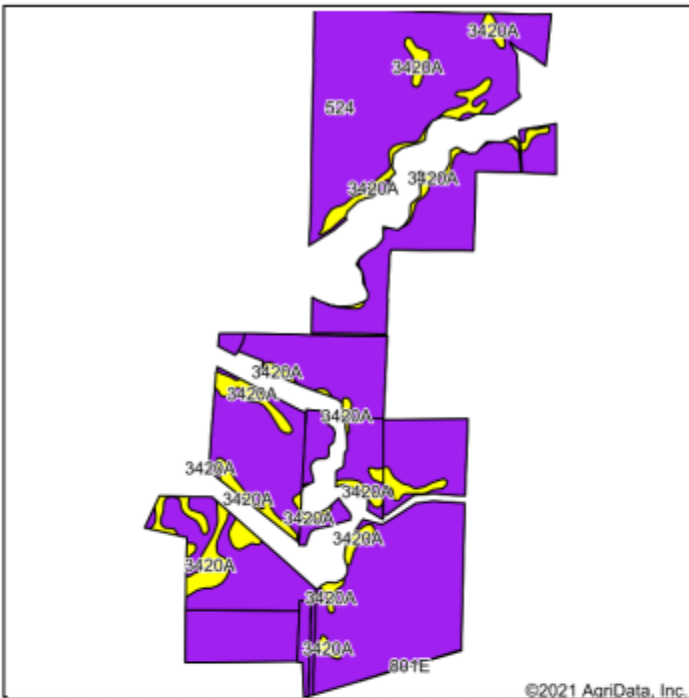
© AgriData, Inc. 2021 www.AgriDataInc.com

26-3S-7E
Hamilton County
Illinois



Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Hamilton**
 Location: **26-3S-7E**
 Township: **Crouch**
 Acres: **697.23**
 Date: **4/8/2021**

First Mid
 AG SERVICES

Maps Provided By **surety**
CUSTOMIZED ONLINE MAPS™
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL065, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
524	Zipp silty clay, 0 to 2 percent slopes	626.77	89.9%		137	46	103
3420A	Plopolis silty clay loam, 0 to 2 percent slopes, frequently flooded	70.11	10.1%		142	48	108
801E	Orthents, silty, moderately steep	0.35	0.1%				
Weighted Average					137.4	46.2	103.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

REAL ESTATE TAX INFORMATION:

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2019 Tax \$/Acre</u>	<u>2019 Taxes Paid 2020</u>
03-24-100-001	50.0	\$10.7632	\$538.16
03-24-100-006	30.0	\$9.4640	\$283.92
03-23-200-001	180.0	\$11.7794	\$2,120.30
03-23-400-001	100.0	\$9.5026	\$950.26
03-26-200-002	80.0	\$11.5980	\$927.84
03-26-400-001	150.0	\$11.5061	\$1,725.92
03-35-200-002	15.36	\$8.5000	\$130.56
03-26-100-002	120.0	\$10.9875	\$1,318.50
03-26-300-001	170.0	\$9.6196	\$1,635.34
03-35-200-001	5.0	\$9.2200	\$46.10

USDA INFORMATION:

<u>Farm #7811</u>			
<u>Crop</u>	<u>Base Acreage</u>	<u>PLC Yield</u>	<u>Program Enrollment</u>
Corn	44.0	92.0	ARC-IC
Grain Sorghum	1.2	66.0	ARC-IC

<u>Farm #7810</u>			
<u>Crop</u>	<u>Base Acreage</u>	<u>PLC Yield</u>	<u>Program Enrollment</u>
Corn	105.1	92.0	ARC-IC
Grain Sorghum	2.9	66.0	ARC-IC

<u>Farm #4397</u>			
<u>Crop</u>	<u>Base Acreage</u>	<u>PLC Yield</u>	<u>Program Enrollment</u>
Corn	125.9	99.0	ARC-IC
Soybeans	68.8	34.0	ARC-IC
Grain Sorghum	1.1	111.0	ARC-IC

<u>Farm #7488</u>			
<u>Crop</u>	<u>Base Acreage</u>	<u>PLC Yield</u>	<u>Program Enrollment</u>
Corn	144.0	81.0	ARC-IC
Soybeans	63.6	34.0	ARC-IC

CRP INFORMATION:

<u>CRP Acres</u>	<u>Payment Rate Per Acre</u>	<u>Total Annual Payment</u>	<u>Contract Expiration</u>
8.07	\$151.25	\$1,221.00	09/30/2026
10.1	\$151.23	\$1,527.00	09/30/2026
9.36	\$150.08	\$1,405.00	09/30/2026
9.4	\$146.00	\$1,372.00	09/30/2026
36.93	\$149.61*	\$5,525.00	09/30/2026

*average payment rate per acre

<u>CRP Acres</u>	<u>Payment Rate Per Acre</u>	<u>Total Annual Payment</u>	<u>Contract Expiration</u>
11.9	\$150.91	\$1,796.00	09/30/2030
4.61	\$151.66	\$699.00	09/30/2030
29.05	\$151.46	\$4,400.00	09/30/2030
19.66	\$149.57	\$2,941.00	09/30/2030
65.22	\$150.81*	\$9,836.00	09/30/2030

*average payment rate per acre



ADDITIONAL PICTURES



ADDITIONAL PICTURES

