

Farmland Auction

January 30th @ 10:00am

Selling as a Single Tract: 154.48 Acres in Macon County, IL



**Live & In Person - Public Auction
w/Online Bidding Available**

Venue: Macon Community Center
1039 S Woodcock St.
Macon, IL 62544

*Please visit our website at **www.FieldLevelAg.com** for online bidding instructions.*



Seth Baker
Managing Broker,
471.018462

425 Sunset Ct. PO Box 169
Mt. Zion, IL 62549

Dummermuth Family Trust Farm
154.48 +/- acres
Blue Mound TWP
Macon County, IL

Online Bidding Available
See Website for Instructions



FIELD LEVEL
— AGRICULTURE, INC. —
FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

WWW.FIELDLEVELAG.COM

General Terms

Sale Property

Field Level Agriculture, Inc., is offering 154.48 real estate tax acres via public auction. The property features a large, contiguous tract of farmland three miles northwest of Macon, IL. The property will be offered as a single tract of land and is located in Blue Mound TWP, Macon County, IL. The sale will be held January 30th, 2024 at 10:00 am at the Macon Community Center at 1039 S Woodcock St. Macon, IL 62544.

Procedure of Sale

The property will be offered via public auction live and in person with online bidding available. Bidding will be on a tax acre basis - 154.48 real estate tax acres will be offered. This is not an absolute auction and confirmation of bids is required by the Sellers prior to the execution of a purchase agreement. Sellers reserve the right to reject any and all bids. *Announcements made over the online bidding platform take precedence over all printed material.*

Down Payment

Upon acceptance of winning bid, the successful bidder shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire. Your bidding is not contingent upon financing. Please secure all financing arrangements prior to participation in the auction.

Closing

The closing shall occur on or before March 15, 2024, at First Illinois Title Group LLC at 101 S State St. Decatur, IL 62523.

Real Estate Taxes

Buyer will receive a credit at closing for the 2023 real estate taxes payable in 2024, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

Possession

Possession will be granted at closing, subject to the tenant in possession. The farm is open for 2024.

Minerals

The owner's interest in any mineral rights, if any, will be included with the sale of the property.

Easements

This property sells subject to any and all easements of record and they will be conveyed with the property.

Reimbursements Due

There are no reimbursements due as part of this transaction.

Confirmation of Bids

This is not an absolute auction and the Sellers confirmation of the winning bids is required prior to execution of the purchase agreement. Sellers reserve the right to reject any and all bids. Confirmation of bids / Seller approval will be done after the auction has concluded (*at the end of the auction bid scheduled close*).

Land Auction @ 10:00am on January 30th

Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. *Announcements made over online bidding platform take precedence over all printed material.*

Agency

Field Level Agriculture, Inc., its brokers and representatives, are the agent of the Sellers only.

Broker: Seth Baker

471.018462

Sale Property - General Information

Real Estate Tax Data

The Dummermuth Family Trust Farm is being sold via Real Estate Tax Acres. Below is the Macon County Treasurer's Office real estate tax information on the subject property:

Parcel #	Acres	Tax	Tax/Acre
02-15-23-300-001	80.00	\$ 3,621.22	\$ 45.26
02-15-23-300-006	74.48	\$ 3,476.38	\$ 46.68
Total	154.48	\$ 7,097.60	\$ 45.95

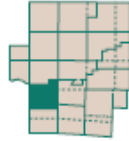
Aerial of Sale Property

Blue Mound TWP Macon County, IL

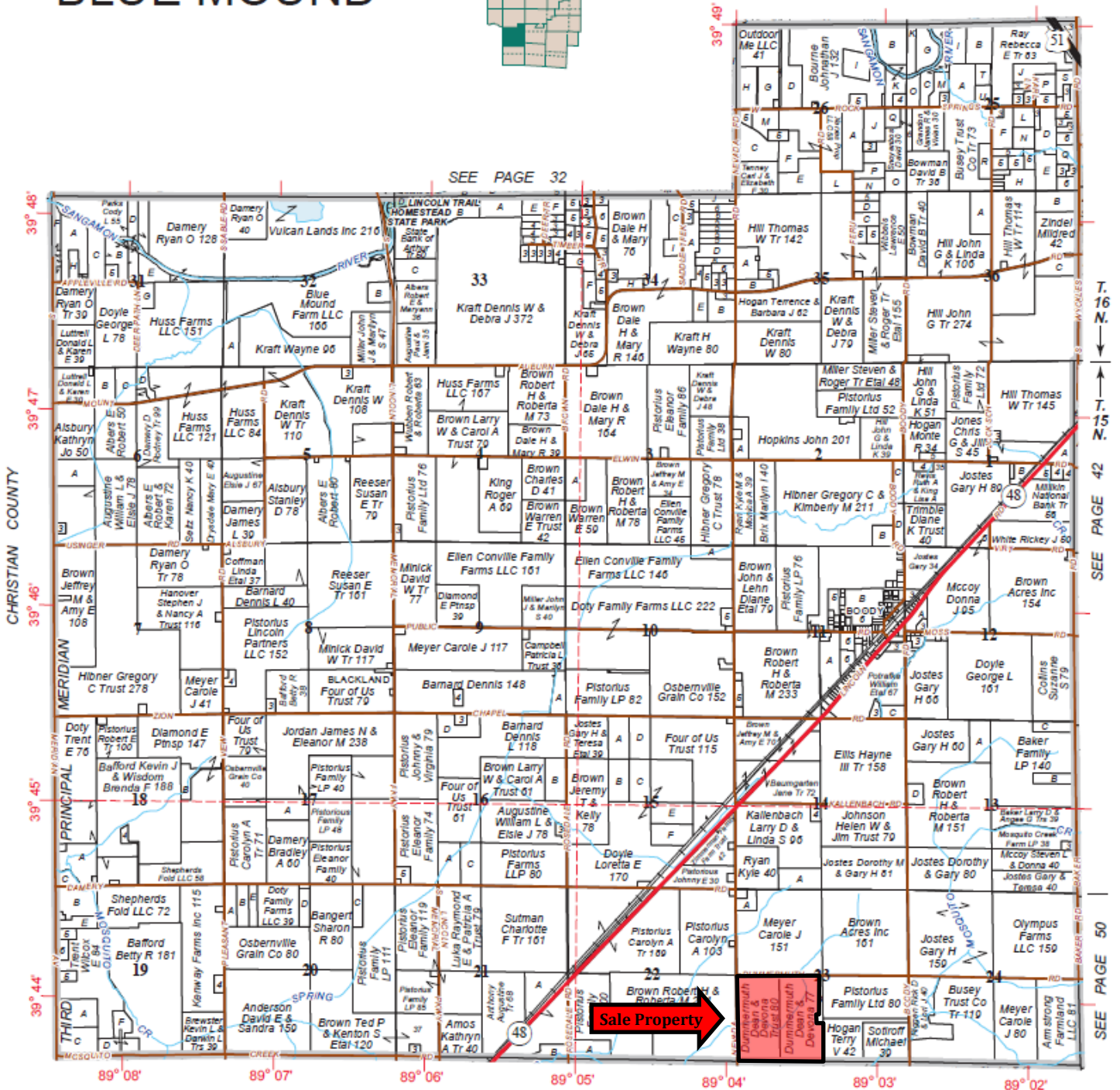


Plat Map

BLUE MOUND



Refer to page 61 for keyed parcels
T.15-16N.-R.1E.



Dummermuth Family Trust

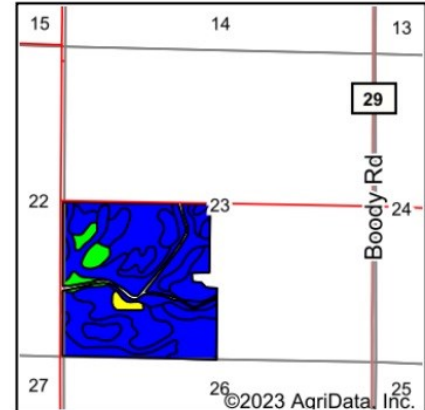
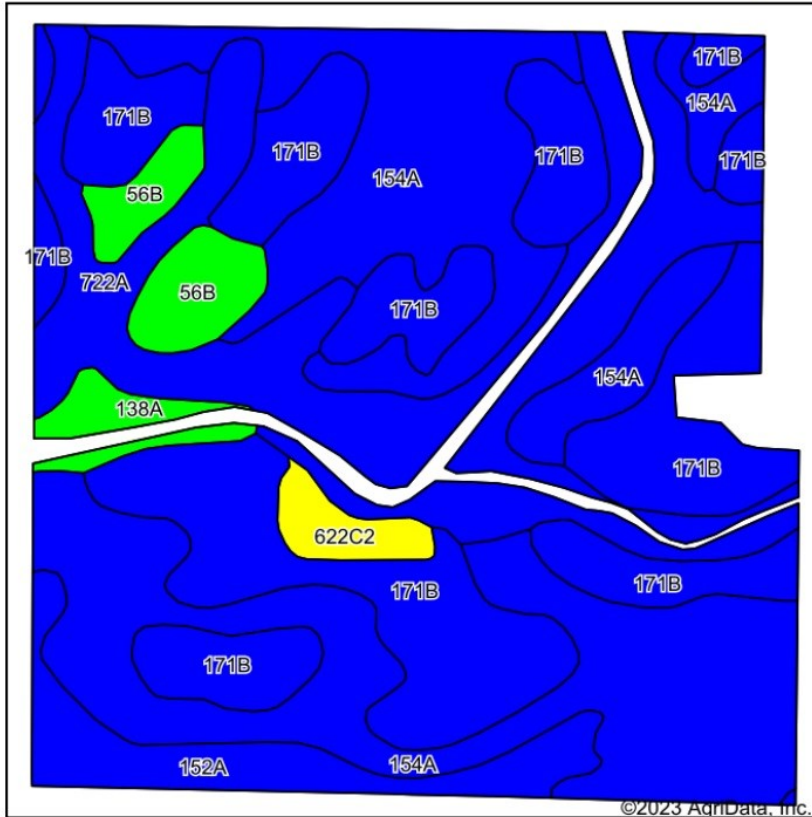
Aerial Map



Dummermuth Family Trust

Soil Map

Soils Map



State: **Illinois**
 County: **Macon**
 Location: **23-15N-1E**
 Township: **Blue Mound**
 Acres: **150.22**
 Date: **12/12/2023**



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 — AGRICULTURE, INC. —

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

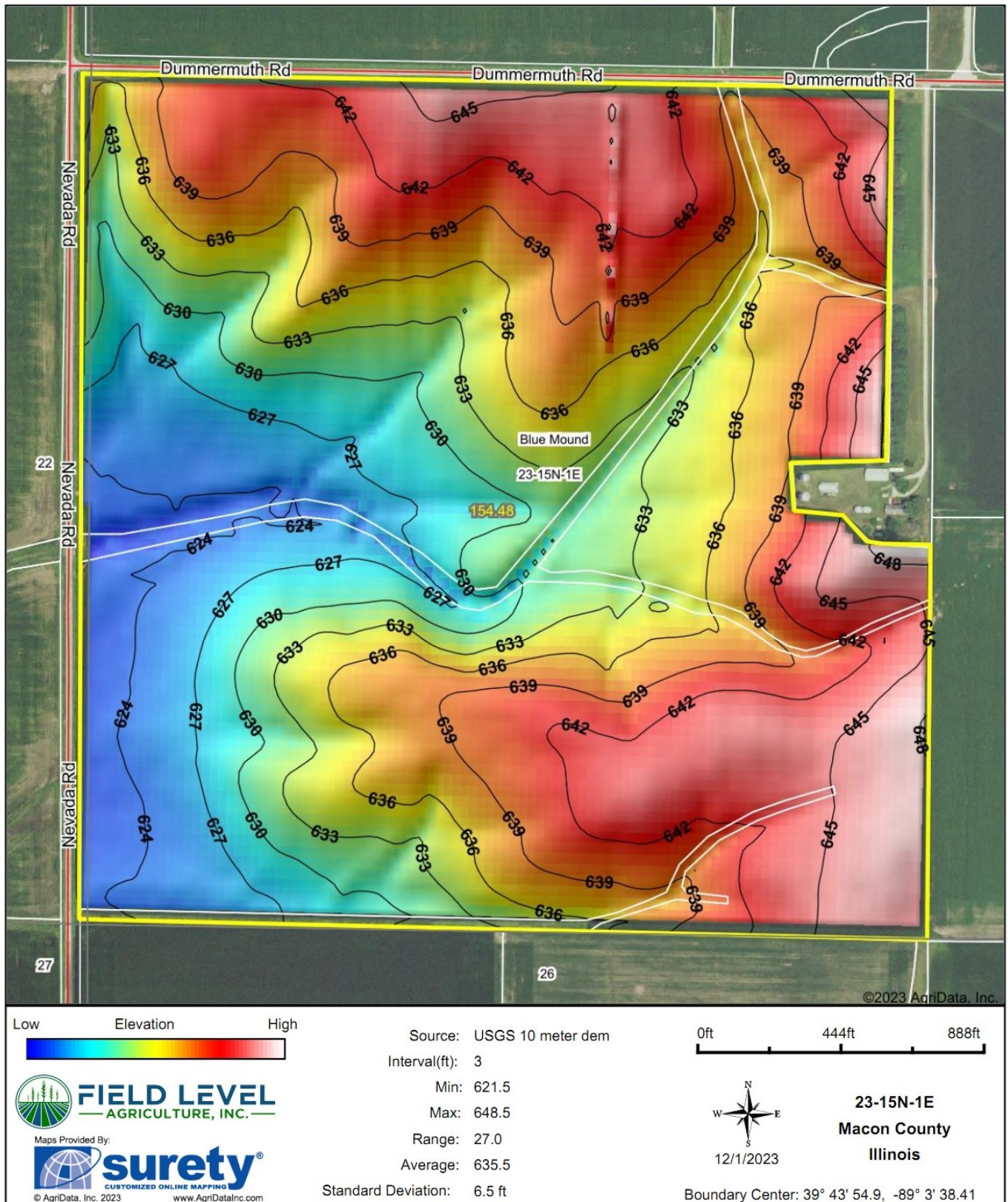
Area Symbol: IL115, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	54.75	36.4%		194	63	77	144
**171B	Catlin silt loam, 2 to 5 percent slopes	46.83	31.2%		**185	**58	**72	**137
**722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	30.11	20.0%		**186	**61	**71	**138
**152A	Drummer silty clay loam, 0 to 2 percent slopes	8.09	5.4%		**195	**63	**73	**144
**56B	Dana silt loam, 2 to 5 percent slopes	5.51	3.7%		**178	**55	**68	**130
**138A	Shiloh silty clay loam, 0 to 2 percent slopes	2.61	1.7%		**175	**57	**69	**130
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	2.32	1.5%		**150	**49	**60	**112
Weighted Average					188	60.4	73.3	139.4

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

Topography Map



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(217) 329-4048

Managing Broker: Seth M. Baker
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Farmland Auction

Macon County, IL

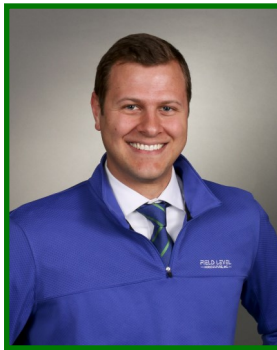
Sale on January 30th @ 10:00 am



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