



First Mid

AG SERVICES

Hamilton County
Farmland
For Sale!

900.36 +/- Acres

DOZIER FARM

This is a highly tillable farm located 9 miles south of Fairfield in northeastern Hamilton County, IL

Hamilton County | Crouch Twnshp | Sections 23, 24, 26



77% tillable

Leased for 2021

Cropland and CRP Income

2.3 miles west of Rt. 45

2.8 miles southwest of I-64



Coordinates: 38.240945°, -88.395680°

For More Information Contact:

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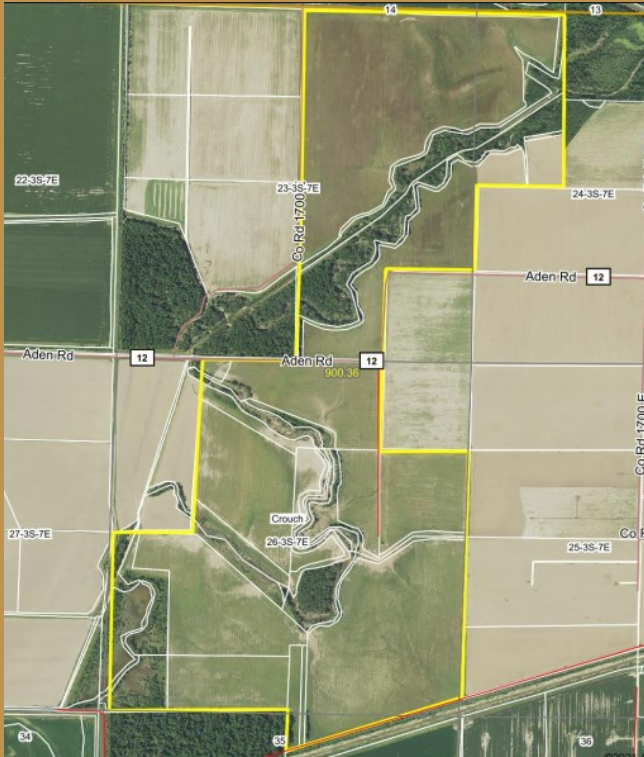


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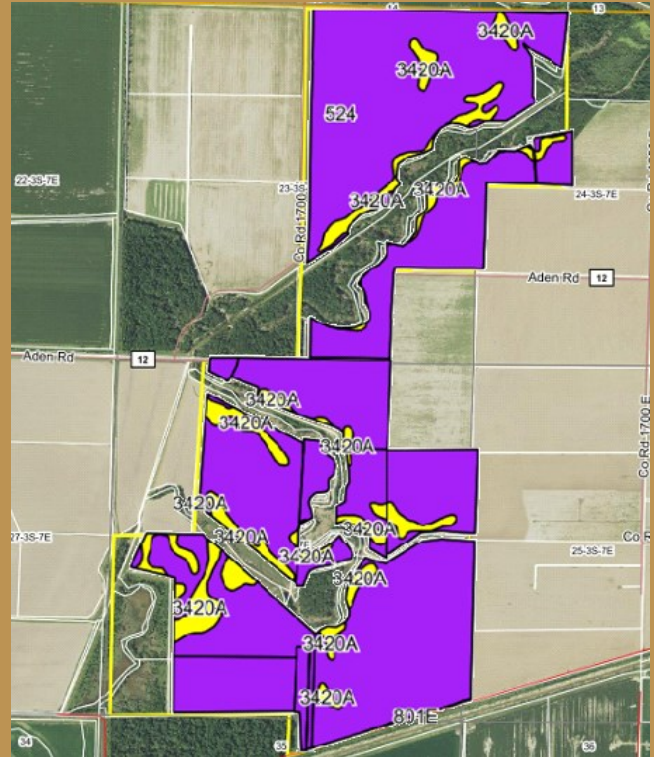
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Dozier Farm
900.36 +/- Acres
Hamilton County, Illinois

Aerial Map



Cropland Soils Map



Real Estate Taxes

Parcel ID	Acres	2019 Taxes
03-24-100-001	50.0	\$538.16
03-24-100-006	30.0	\$283.92
03-23-200-001	180.0	\$2,120.30
03-23-400-001	100.0	\$950.26
03-26-200-002	80.0	\$927.84
03-26-400-001	150.0	\$1,725.92
03-35-200-002	15.36	\$130.56
03-26-100-002	120.0	\$1,318.50
03-26-300-001	170.0	\$1,635.34
03-35-200-001	5.0	\$46.10
Total	900.36	\$9,676.90

Soils	Soil Description	%
524	Zipp Silty Clay	89.9%
3420A	Piopolis Silty Clay Loam	10.1%
801E	Orthents, Silty	0.1%
Farm Avg. Pl: 103.5 Tillable Acres: 697.23		

CRP Acres	Total Annual Payment	Contract Expiration
36.93	\$5,525.00	09/30/2026
65.22	\$9,836.00	09/30/2030

General Terms:

Listing Price: \$6,500 per acre on 900.36 +/- acres or \$5,852,340. Buyer will enter into a contract with a 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the purchase price will be furnished by the Seller to the Buyer. 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 Buyer is responsible for the 2021 real estate taxes due in 2022, and all further real estate taxes. Seller will grant 100% possession at closing, subject to the rights of any tenant in possession of the property. The Buyer will receive the 2021 rents, crops and government payments. www.firstmidag.com