

DAB FARMS, LLC

PRIVATE FARMLAND SALE

CHAMPAIGN COUNTY, IL



FIELD LEVEL
— AGRICULTURE, INC. —

FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

292.01 +/- TOTAL ACRES

OFFERED IN ONE TRACT

Hensley Township • Champaign County, IL

Seth Baker

MANAGING BROKER



(217) 329-4048



seth@fieldlevelag.com

PRIVATE FARMLAND SALE

Our knowledge, trust and expertise provide you with peace of mind. Field Level Agriculture, Inc., creates solutions and executes those plans for a broad range of clients through the knowledge and creativity of an independent agricultural services firm. Our services include farmland appraisal, auctions, brokerage and management to current farmland owners and future investors.

Professional farmland services from a **FIELD LEVEL** point of view.



Scan with your phone for details, virtual tours and more information or go to: fieldlevelag.com



THE FIELD LEVEL AG TEAM



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Tom Courson
Mt. Zion



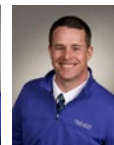
Josh Peak
Jacksonville



Nick Suess
Greenville



Logan Frye
Springfield



Chris Dorsey
Jacksonville



Ryan Reifschneider
Belleville



Debra Reifschneider
Belleville



Alex Head
Mt. Zion



Kinser Wargel
Springfield



Scan with your phone to read the **AGRI BUSINESS REVIEW** article.



PROPERTY OVERVIEW

DAB Farms, LLC is being sold via Real Estate Tax Acres. The farm is well located in the heart of Champaign County. Figures are from the Champaign County Assessor’s Office Tax information.



AERIAL OF SALE PROPERTY
Hensley Township • Champaign County, IL

Real Estate Tax Data

PARCEL NO.	ACRES	TAXES	TAXES/ACRE
12-14-17-400-003*	50.00	\$1,629.53	\$32.59
12-14-16-401-003	30.00	\$1,287.08	\$42.90
12-14-16-401-002	10.00	\$469.16	\$46.92
12-14-16-426-005	14.00	\$577.86	\$41.28
12-14-16-300-005**	188.01	\$7,783.61	\$41.40
TOTALS:	292.01	\$11,747.24	\$40.23

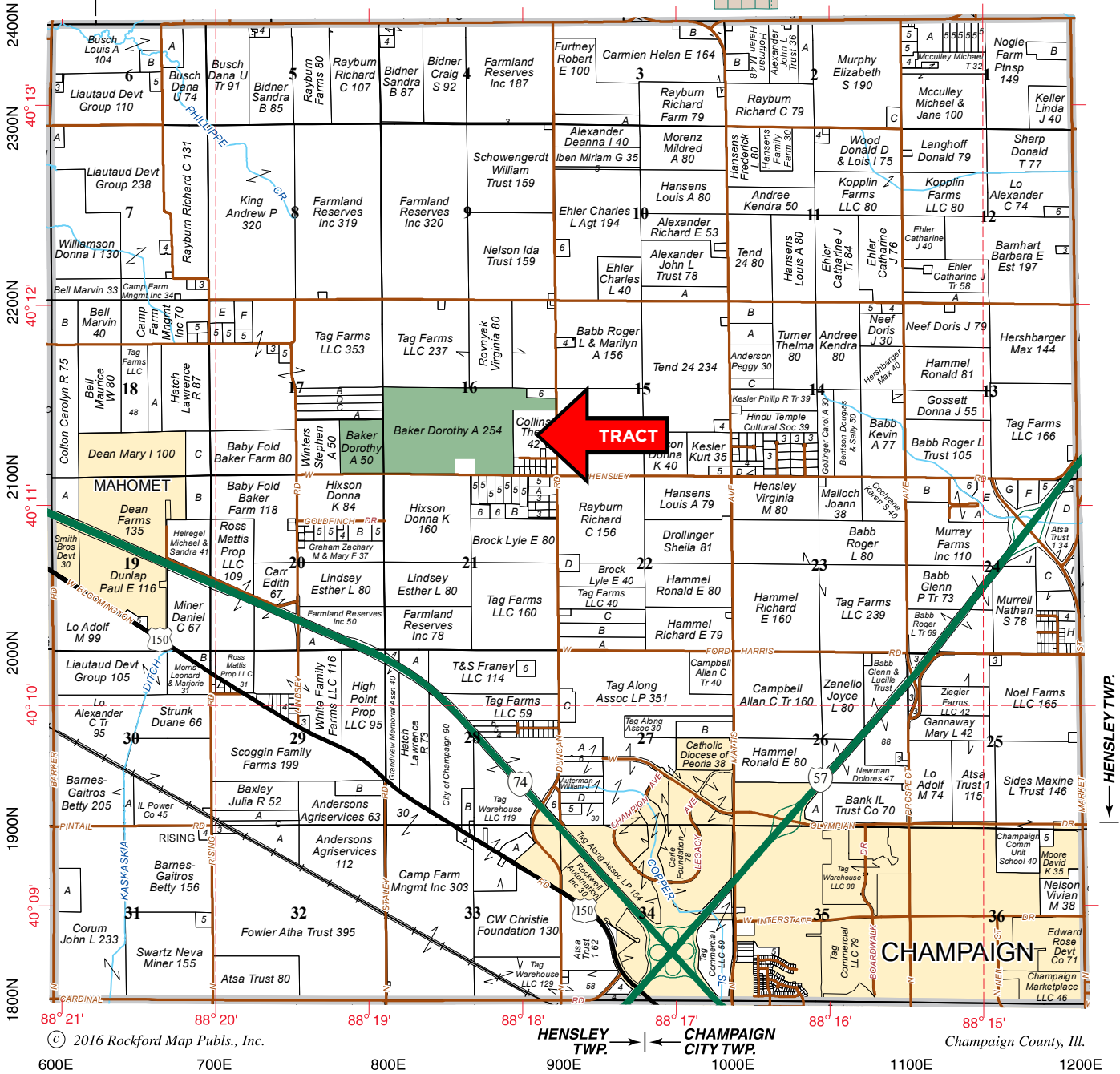
*Does not include \$5,206.85 that was reimbursed to the owner by the cell tower lease

** Split in 2024, taxes estimated based on previous parcel



PLAT SPECIFICATIONS

HENSLEY NORTHWEST PART CHAMPAIGN CITY T.20N.-R.8E.

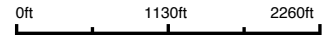
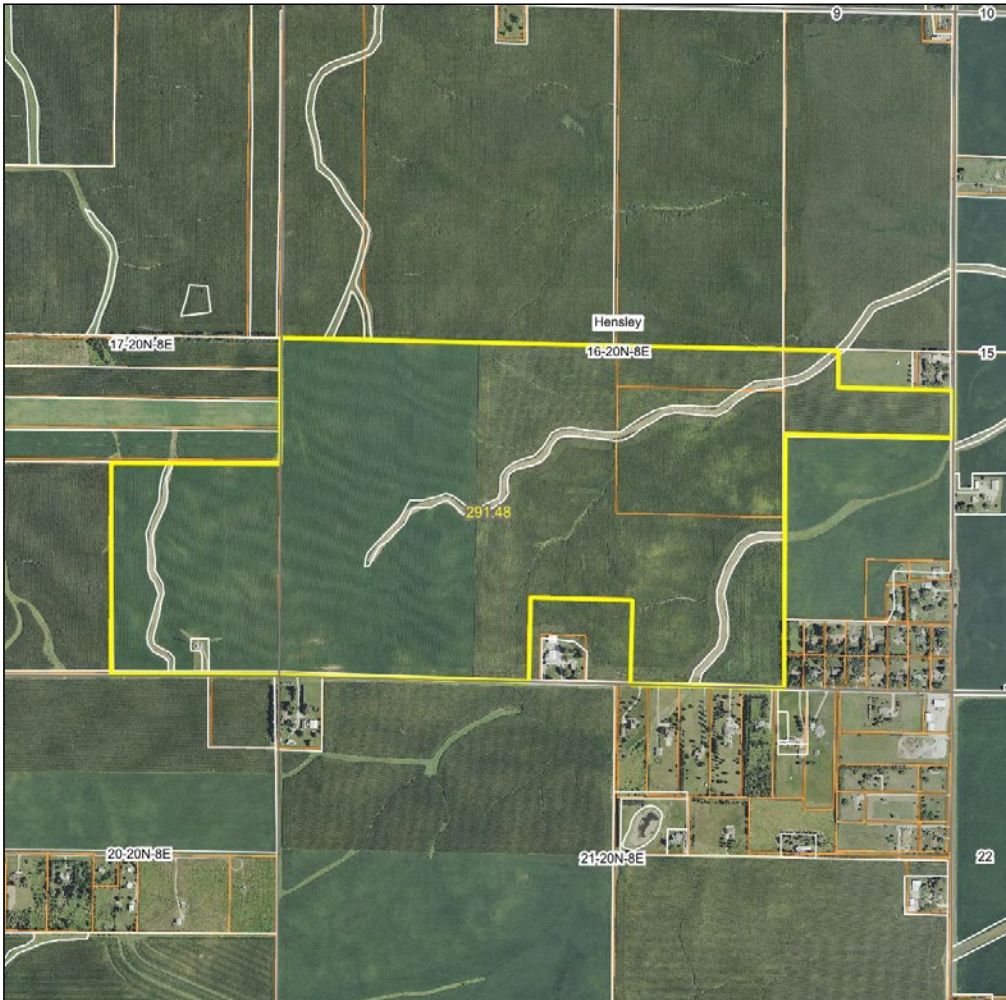




AERIAL VIEW

292.01

+/- ACRES • Hensley Township • Champaign County, IL



16-20N-8E
Champaign County
Illinois



ASKING PRICE	
PER ACRE:	\$15,900.00
TOTAL:	\$4,624,959.00

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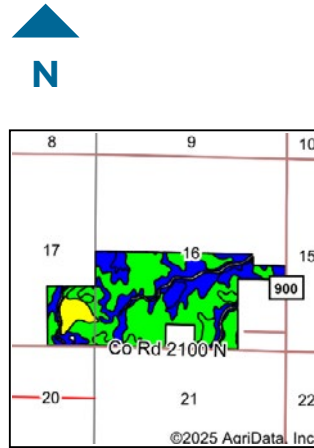
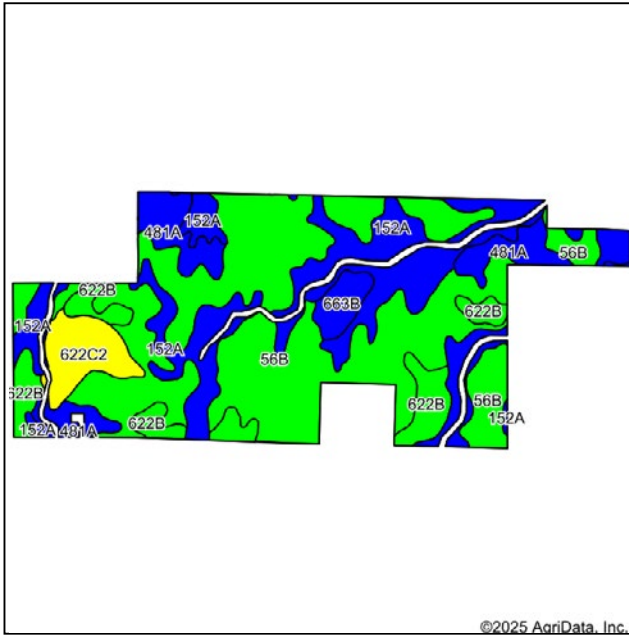
SOIL MAP

277.84

+/- TILLABLE ACRES • Hensley Township • Champaign County, IL

131.7

TILLABLE SOIL PI RATING



State: **Illinois**
 County: **Champaign**
 Location: **16-20N-8E**
 Township: **Hensley**
 Acres: **277.84**
 Date: **1/10/2025**

Area Symbol: IL019, Soil Area Version: 19									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**56B	Dana silt loam, 2 to 5 percent slopes	139.80	50.4%	 	FAV	**178	**55	**68	**130
**152A	Drummer silty clay loam, 0 to 2 percent slopes	65.64	23.6%	 	FAV	**195	**63	**73	**144
**622B	Wyandot silt loam, 2 to 5 percent slopes	26.37	9.5%	 	FAV	**158	**52	**64	**118
481A	Raub silt loam, non-dense substratum, 0 to 2 percent slopes	25.63	9.2%	 	FAV	183	58	73	134
**622C2	Wyandot silt loam, 5 to 10 percent slopes, eroded	14.02	5.0%	 	FAV	**150	**49	**60	**112
**663B	Clare silt loam, 2 to 5 percent slopes	6.38	2.3%	 	FAV	**180	**56	**69	**133
Weighted Average						179.2	56.6	68.9	131.7

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

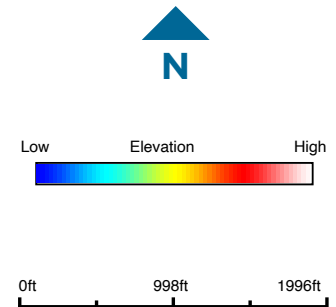
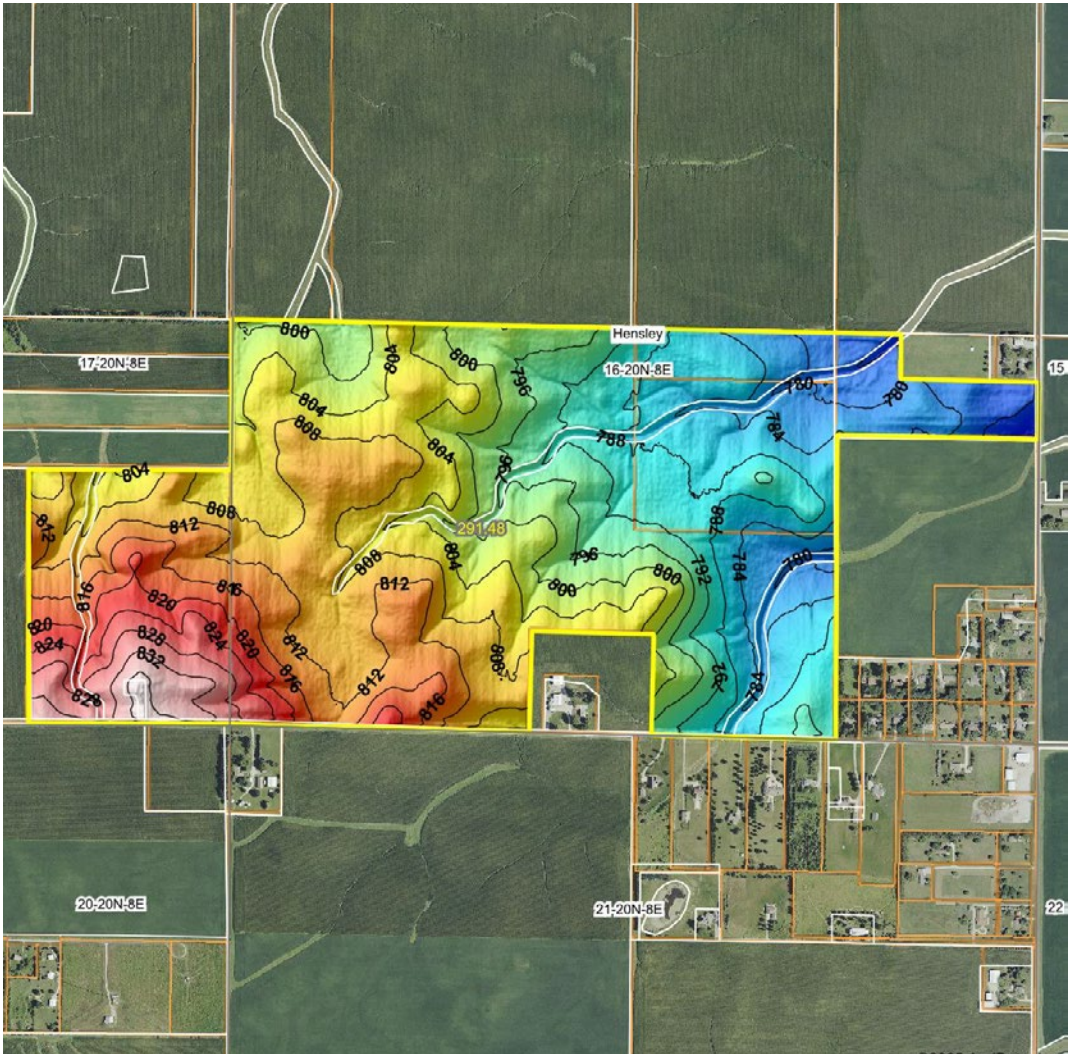




TOPOGRAPHY VIEW

292.01

+/- ACRES • Hensley Township • Champaign County, IL



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 770.7
 Max: 838.4
 Range: 67.7
 Average: 801.3
 Standard Deviation: 13.88 ft

©2024 AgriData, Inc.
 Field borders provided by Farm Service Agency as of 5/21/2008



Boundary Center: 40° 11' 22.31, -88° 18' 29.28



PHOTOS





GENERAL TERMS

SALE PROPERTY

Field Level Agriculture, Inc., is offering 292.01 real estate tax acres via a private listing. The property consists of 292.01 +/- tax acres located in Sections 16 and 17 of Hensley Township, Champaign County.

PROCEDURE OF SALE

This property is being offered as one tract.

DOWN PAYMENT

Upon acceptance of an offer, the buyer shall be required to enter into a written purchase agreement and submit 10% earnest money by personal check, cashier's check or bank wire.

CLOSING

Closing will be scheduled thirty (30) days after the signing of the sales contract in Champaign, IL.

REAL ESTATE TAXES

The 2023 real estate taxes due in 2024 have been paid by the Seller. Buyer will receive a credit at closing for the 2024 real estate taxes payable in 2025, based on most recent ascertainable figures. The buyer shall then be responsible for payment of said taxes.

POSSESSION

The property is subject to a 50/50 crop share lease with Mark Jones for the 2025 crop year. Possession will be granted at closing, subject to the tenant in possession. Buyer will receive the landowner's portion of the 2025 crop income and be responsible for the payment of the landowner's portion of the 2025 crop expenses. Please contact Seth Baker to request a copy of the current lease.

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

Buyer will be responsible for the landowner's portion of the 2025 crop expenses paid prior to the closing. This figure will be available at the time of the signing of a purchase contract.

ATTORNEY REPRESENTATION

The Seller is represented by:
Jenny H. Park
Meyer Capel
306, West Church Street
Champaign, IL 61820

AGENCY

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

Broker: Seth Baker

(217) 329-4048 or seth@fieldlevelag.com

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.

THANK YOU FOR YOUR CONSIDERATION



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