



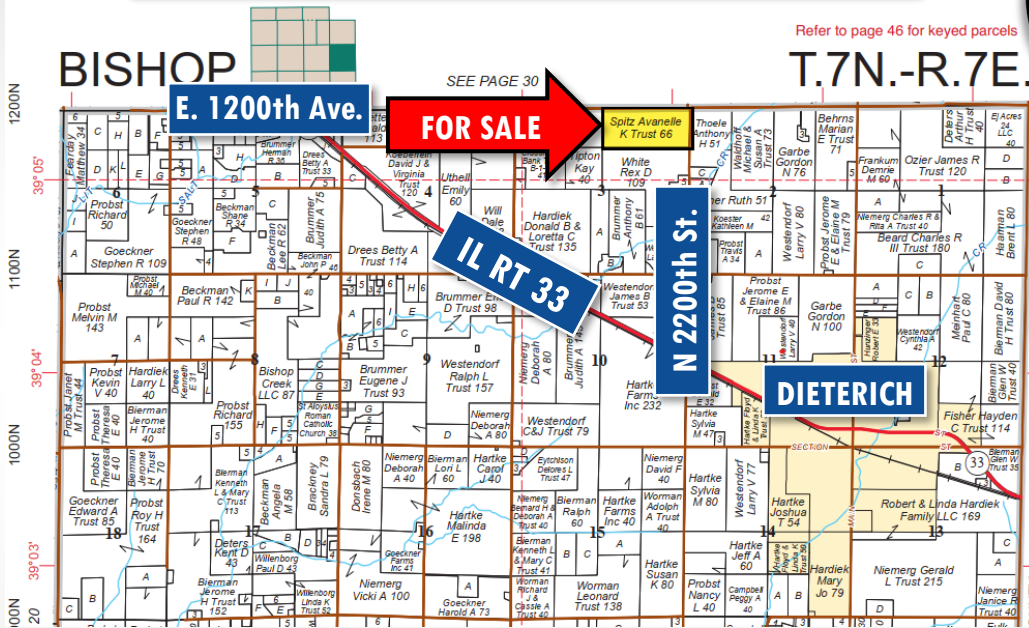
# First Mid

## AG SERVICES

### The Krabbe-Spitz Farm

The Krabbe-Spitz Farm offers 65.59 +/- tax acres (survey pending) located 2.0 miles northwest of Dieterich, Illinois southwest of the intersection of E. 1200th Ave and N 2200th St.

Effingham County | Bishop Township



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#### GPS Coordinates

Latitude: 39.087886, Longitude: -88.402906

**Survey Pending. Expected surveyed acres to be approximately 75 acres.**

Visit [www.firstmidag.com](http://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, and Justin Wheeler, Auctioneer, 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 brochure.

Effingham County  
Farmland Auction  
In Person & Online

**65.59 +/- Acres  
Survey Pending**

**January 21st @  
10:00 AM CST  
@ Dieterich  
Civic Center**

**NO BUYER'S  
PREMIUM**

**- 74.57 FSA  
Cropland Ac.**

**- Open tenancy for  
2026**

For More Information Contact:

**Eric Schumacher, Broker**  
217-258-0457  
[eschumacher@firstmid.com](mailto:eschumacher@firstmid.com)  
**Justin Wheeler, Auctioneer**  
217-721-9615 (Decatur)  
Auctioneer Lic. #441.002548  
**David Klein, Designated  
Managing Broker**  
1-800-532-5263  
[dklein@firstmid.com](mailto:dklein@firstmid.com)

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



# First Mid

## AG SERVICES

Krabbe-Spitz Farm  
65.59 +/- Acres  
Effingham County, IL  
In Person & Online

In person auction at 10 a.m. at Dieterich Civic Center, 102 W. Virginia St, Dieterich, IL 62424.  
Online bidding available at [firstmidag.bidwrangler.com](http://firstmidag.bidwrangler.com) or through the mobile app.

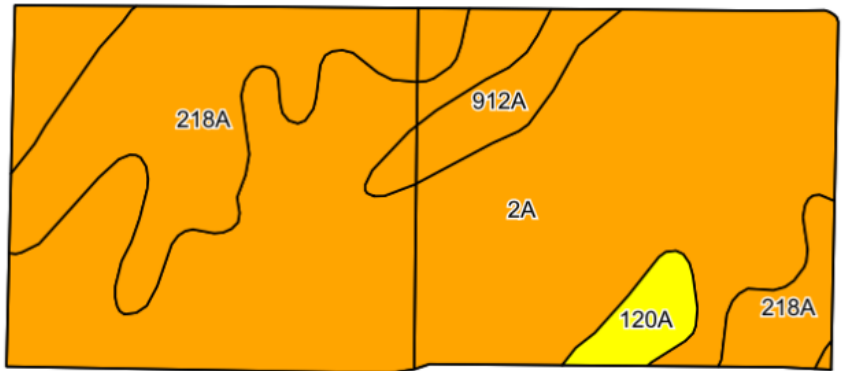
### Aerial Photo



### Real Estate Tax Information

Parcel #	02-14-003-009
Tax Acres	65.59
Total Assessment	\$25,270
'24 Taxes Paid '25	\$1,545.94

### Cropland Soils



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

### Primary Soil Types:

**2A- Cisne silt loam**

**218A- Newberry silt loam**

**912A- Hoyleton-Darmstadt silt loams**

**120A- Huey silt loam**

**Weighted Soil PI: 109.3**



### 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 Justin Wheeler, Auctioneer, for more information or to request a complete brochure. Online bidding options will be available a few days prior to the auction date. Check our website for details. [www.firstmidag.com](http://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. Phone: 217-258-0457. 1317 Charleston Ave, Mattoon, IL 61938