

For Sale: Blacker - Martin Farm



Harold E &

MANSFIELD Beazly Geoffry 72

MANSF

For Sale

Doenitz Floyd 8

Land

Land

Morfey

Parts of Sect. 1, 2, 11, 12; T20N, R6E of 3rd P.M.

Trust

Noel Farm LLC 121

Begole Clarence W 92

Margaret J Tr 92

Robert

G Trust

12 Howe Jane Trust 164

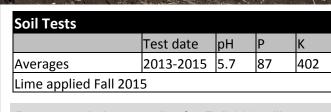
Wright

Bols

261 +/- Acres \$10,700/Ac - \$2,792,700

1 mi. east of Mansfield, IL Piatt County, IL

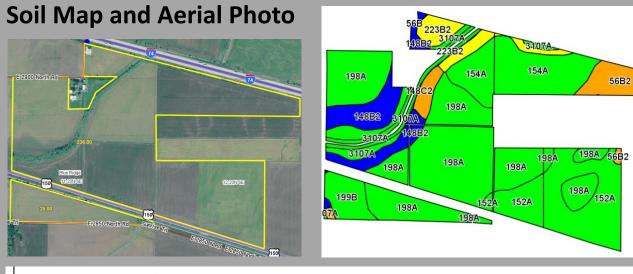
Cell tower income \$17,000/yr.



Buyer to reimburse seller for Fall 2015 tillage, fertilizer, and lime.

Two cell phone tower leases with total annual payment of approx. \$17,000. Annual billboard rent of \$200.

RE Taxes total = \$9,900 est, (approx. \$38.00/ac)



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	99.32	39.3%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	42.54	16.8%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	34.79	13.8%		194	63	144
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	20.53	8.1%		**176	**55	**128
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	16.91	6.7%		189	60	139
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	12.36	4.9%		**171	**53	**124
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	11.47	4.5%		**150	**48	**110
**199B	Plano silt loam, 2 to 5 percent slopes	9.62	3.8%		**192	**59	**141
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	4.68	1.8%		**172	**54	**126
**56B	Dana silt loam, 2 to 5 percent slopes	0.79	0.3%		**178	**55	**130
Weighted Average					189.9	59.9	139

Possession: Tenants rights available for 2016.

Agency: Waibel Farmland Services Inc. is agent for the seller.

Disclaimer: Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

Contact: Waibel Farmland Services, Inc.

303 E. Main St. Unit C P.O. Box 1188

Mahomet, IL 61853

www.WaibelFarmlandServices.com brian@WaibelFarmlandServices.com O: 217-590-0233 or C: 217-898-2757

USDA/FSA Info								
Farm	3612	3611						
Tillable Ac (incl CRP)	213.11	40.25						
Total Tillable = 253.36 ac or 97.1%								
Corn Base	126.2	20.7						
PLC Yleld	165	146						
Election	ARC-CTY	ARC-CTY						
Soybean Base	79.4	19.1						
PLC Yield	49	51						
Election	ARC-CTY	ARC-CTY						
CRP Acres	7.31							
Rate	\$250.76/ac							
Contract thru	9/30/2022							