

WAIBEL

FARMLAND SERVICES INC.™

Direction for Your Farm

FOR SALE: BOND FARM

Legal Description:

Ditch Farm: Pt of S7, T18N, R8E

North 80: Pt S8, T18N, R8E

South 29: Pt S17, T18N, R8E

247.01 Acres in 3 tracts

\$11,100/Ac

3 mi. SW of Champaign

4 mi. N of Sadorus

Champaign County, IL



PRICE REDUCED
138 acres
\$10,400/ac



DITCH FARM



SOLD



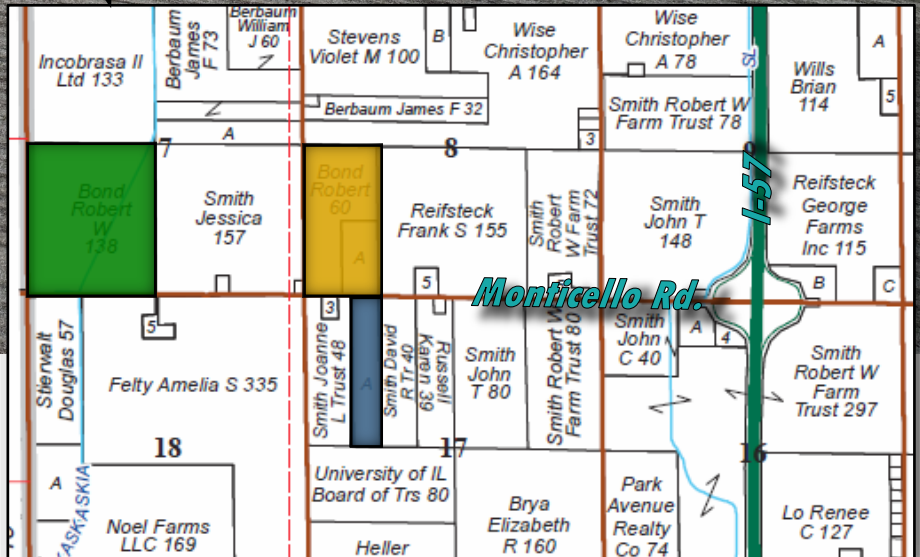
NORTH 80



SOLD



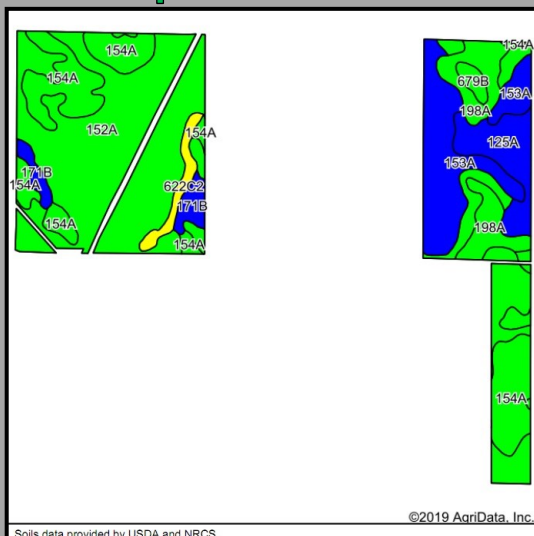
SOUTH 29



RE Taxes

PIN	Acres	18 Tax Pd 19	Tax/Ac
29-26-07-300-001	138.10	\$5,409.34	\$39.17
29-26-08-300-001	60.00	\$1,813.24	\$30.22
29-26-08-300-002	20.00	\$658.36	\$32.92
29-26-17-100-007	28.91	\$1,331.52	\$46.06
Total	247.01	\$9,212.46	\$37.30

Soil Map and Aerial Photo



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	116.28	48.5%	 	195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	43.99	18.4%	 	194	63	144
153A	Pella silty clay loam, 0 to 2 percent slopes	31.42	13.1%	 	183	60	136
198A	Elburn silt loam, 0 to 2 percent slopes	17.86	7.5%	 	197	61	143
125A	Selma silt loam, 0 to 2 percent slopes	15.81	6.6%	 	176	57	129
171B	Catlin silt loam, 2 to 5 percent slopes	6.84	2.9%	 	185	58	137
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	4.96	2.1%	 	150	49	112
679B	Blackberry silt loam, 2 to 5 percent slopes	2.37	1.0%	 	192	59	141
Weighted Average:					190.9	61.6	141.0

	<u>DITCH</u>	<u>N80/S29</u>
Farm #:	10265	10265
Tract #:	3650	13912
Tillable Ac:	132.49	107.04
Corn Base:	64.67	54.48
Program:	PLC	PLC
PLC Yld:	155 bu/ac	155 bu/ac
Soybean Base:	60.22	50.73
Program:	arc-cty	arc-cty
PLC Yld:	48 bu/ac	48 bu/ac
HEL:	none	none
Wetlands:	ditch	DNC
CRP:	2754A	none
Acres:	5.4	
\$/Acre:	\$292.80	
Contract thru:	9/30/20	
DNC = determination not complete		

Soil Tests

	Date	pH	P	K
N 80	4/18	6.1	70	358
Ditch E	4/18	5.7	63	328
*Ditch W	2/17	6.0	55	324
*S 29	4/18	5.9	146	481
*2T/ac limestone applied fall 2018				

Yield History (bu/ac) 2016 - 2019 avg

	Corn	Beans
N 80	224	77
Ditch	216	65
S 29	232	69

Possession: Subject to cash rent lease for 2020 crop year.

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.

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