

For Sale: Boudreaux Trust Farm

52.09 Acres \$11,400/Ac (\$593,826) 1/4 mi. SE of Broadlands Champaign County, IL

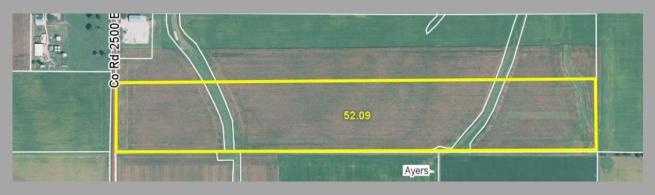
Legal Description: Approx. 52.09 Ac in the North 1/2 of Section 30, T 17 N, R 14 W of the 2nd P.M., Champaign Cty, IL

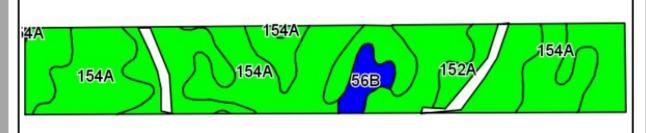
| is Robert G 104 | Han | ith mah '9 | Messi | Messman | | nda K 4 | Shelley L. | . 1 | RP & JE Trust 40 | Jmbarge Robert E | er l | Brenda E 80 | Γ |
|--|---|-----------------------------------|-------------------------------|--------------------------------|----------------|--------------------------------|------------------------------|---------|--|---------------------|------|--|--------------|
| Nelson Ruth A 34 Cress Donald F 46 | Downs David A & Janece A 40 | Cress Harriett L 40 | Alice K | 158 | 1111 | Rohl Keith 40 Rohl Brenda K | Place Sh | 1 | Rothe Elizabe | th 80 | | Beck David | 1 1. 16 |
| 18 Jervis Frances 80 | Routh William | snut a K 80 | Archer | | | Cress Donald | Kesk Trus | | Schn Fan Invs | nily 80 | | Broadlands Inc 60 |] |
| Erickson Luedke Leora L 40 40 40 | Earl Jr 76 | Chesnut Sandra K 8 | & Harriet Cress 160 | | | F 80 | 120 | | Wojnar Marilyn D 80 | | | Kioseff Farm Inc 80 | |
| dling Chad M | Anderson Reid & Jean 54 | Ande | rson | 87 s | 1 | Anderson James 80 | James | c C | Smith- Lacquet Sharon E 40 | A | 8 | Horst Carol | e E r |
| 3 Schumacher <u>Michael E 80</u> | - A - A - A - A | Reid | 183 | Anderson James 78 | | | N | | Cunda E_Tru | all Sue st_64 | | Smith Carl P & Victor R 38 | 2 |
| 19 Downs David A Janece A E 176 35 | 19 | Jorgensen- Thompson 5079 81 | | | owns ara 80 | | Smith L Sharo | | | Smith Carl P 80 | | | |
| BROADL | Jorgensen- Thompson | 6100 |] g Ca | Smith arl P 7 | 5 | Curtis I & Dor | | | 4 Smith Roland Trust 66 | A | | | |
| 56 III & 1 Block Dan | STE | D Kes | Dohme arren 57 ke Trust | 149 | | K Tru BRAN | eske st 160 VCH | 1 | Smith Roland Trust 40 Rolan | E d Smith | | Luedke RM Trust B 156 | |
| s <u>Marilyn 40</u> s Meharry Janis 5 | Roud | dreaux L reaux Fami | ily Trust 52 | - | | $\left \right $ | | F | or S | ale | ÷ | | -2 |
| ม Bee University of Foundation 1 | 50 E Jr | th Willian & Mary C ist 156 | | Kollia Gail 8 | as 80 | c ^B | A Routh Willia Earl Jr | Smith A | Martha 40 Sm Sopum An An An An An An An An An An An An An | Mar 8 | ilyn | | |
| ke Downs | Joh | nson CM | Lue | dke Mark dke 51 Marcee F | _ | Hagem Jay 4 | | Aill | er Rober | t A 20 | 0 | gensen- ompson 079 77 rsley u | ary st 75 |
| Map rep | roduc | ed wit | • | | | | | ck | ford N | 1ap | Pul | olishers, | Sec.11 |
| | Rockford, IL | | | | | | | | | K | | | |

| Soil Tests | | | | |
|------------|-----------|-----|------|-------|
| Farm | Test date | рΗ | Р | К |
| Boudreaux | 10-2013 | 6.4 | 57.0 | 211.4 |



Soil Map and Aerial Photo





| Area | Area Symbol: IL019, Soil Area Version: 9 | | | | | | | | | |
|-------|--|-------|---------------------|--|--------------|------|---|--|--|--|
| Code | Soil Description | Acres | Percent of field | II. State Productivity Index Legend | Corn Bu/A | | Crop productivity index for optimum management | | | |
| | Flanagan silt loam, 0 to 2 percent slopes | 24.38 | 48.7% | | 194 | 63 | 144 | | | |
| | Drummer silty clay loam, 0 to 2 percent slopes | 23.67 | 47.3% | | 195 | 63 | 144 | | | |
| **56B | Dana silt loam, 2 to 5 percent slopes | 2.00 | 4.0% | | **178 | **55 | **130 | | | |
| | Weighted Average 193.8 62.7 143.4 | | | | | | | | | |

Possession: Subject to lease for 2015 crop year. 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

| RE Taxes | | | | | | | | | |
|------------------|-------|--------------|---------|--|--|--|--|--|--|
| PIN | Acres | 14 Tax Pd 15 | Tax/Ac | | | | | | |
| 01-36-30-100-019 | 52.09 | \$2,312.66 | \$44.40 | | | | | | |



USDA/FSA Info.: Farm: 11404 Tillable Acres: 50.06 Corn Base: 37.31 PLC Yield: 145 ARC-CO Soybean Base: 12.44 PLC Yield: 56 ARC-CO