

For Sale: Boudreaux Trust Farm

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

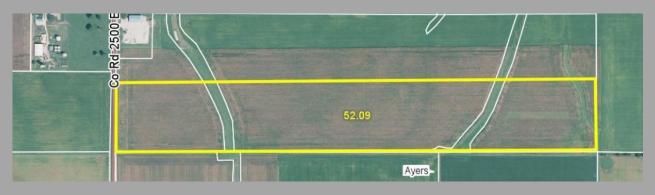
Legal Description: Approx. 52.09 Ac in the North 1/2 of Section 30, T 17 N, R 14 W of the 2nd P.M., Champaign Cty, IL

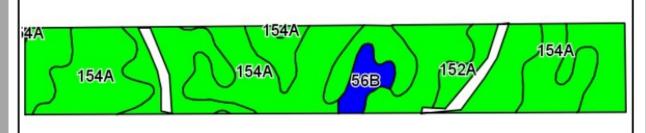
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Nelson Ruth A 34 Cress Donald F 46	Downs David A & Janece A 40	Cress Harriett L 40	Alice K	158	1111	Rohl Keith 40 Rohl Brenda K	Place Sh	1	Rothe Elizabe	th 80		Beck David	1 1. 16
18 Jervis Frances 80	Routh William	snut a K 80	Archer			Cress Donald	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			
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s <u>Marilyn 40</u> s Meharry Janis 5	Roud	dreaux L reaux Fami	ily Trust 52	-		$\left \right $		F	or S	ale	÷		-2
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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.

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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