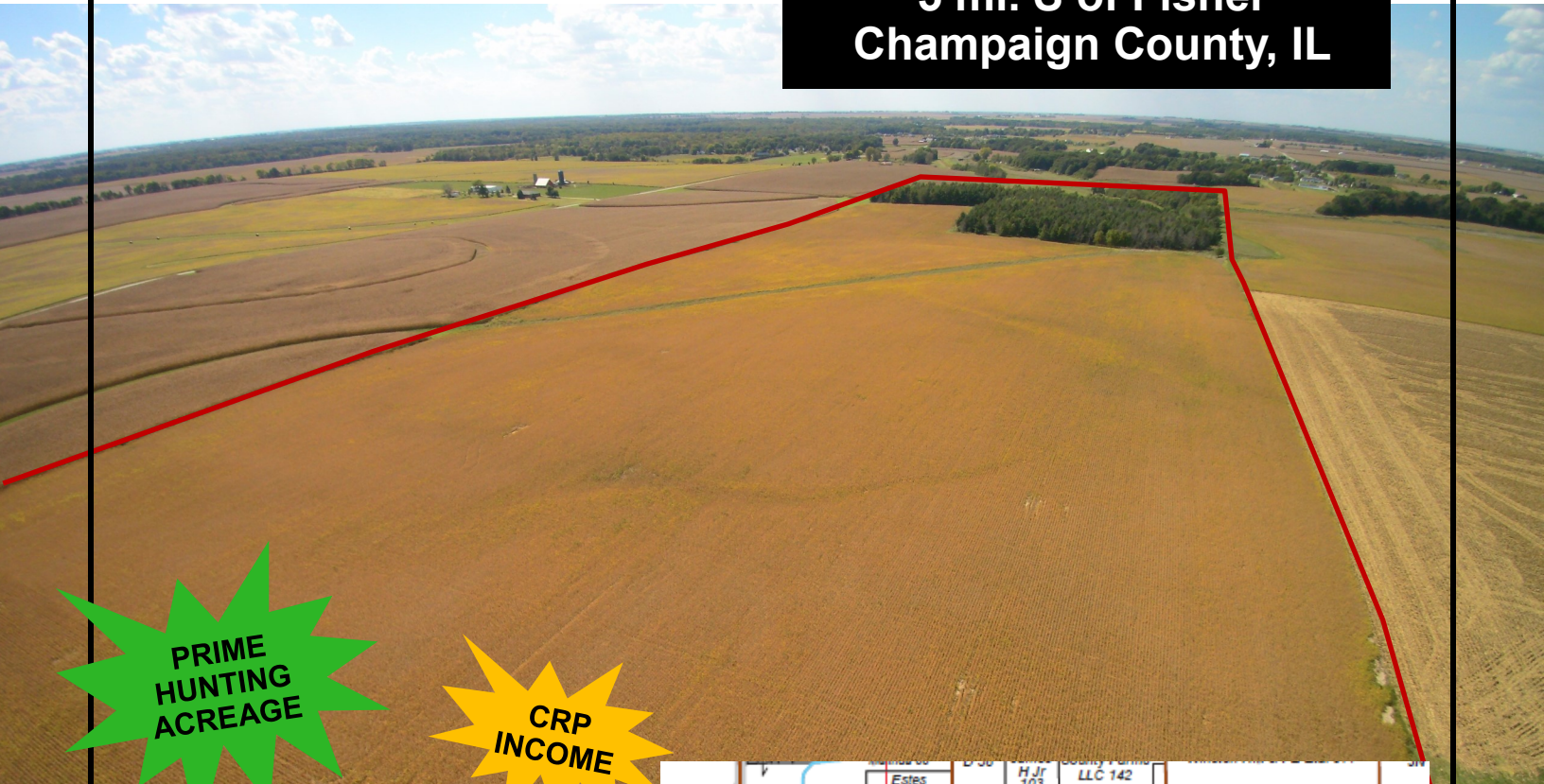




# FOR SALE: CONDIT 60 FARM

**Legal Description:**  
Pt of NE 1/4 of Section 30,  
T21N, R8E of the 3rd P.M.,  
Condit Township

**60 Acres**  
**\$7,800/Ac - \$468,000**  
3 mi. NE of Mahomet  
5 mi. S of Fisher  
Champaign County, IL

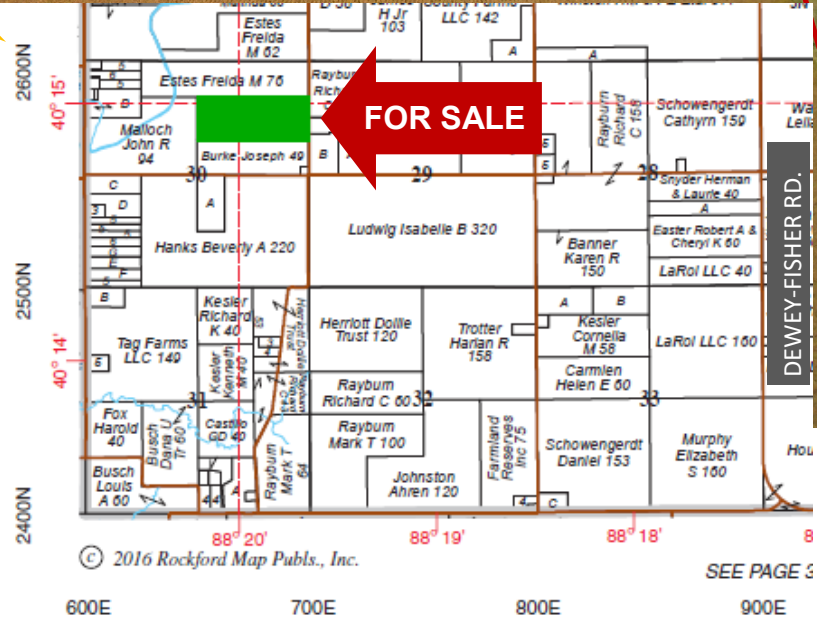


**PRIME  
HUNTING  
ACREAGE**

**CRP  
INCOME**

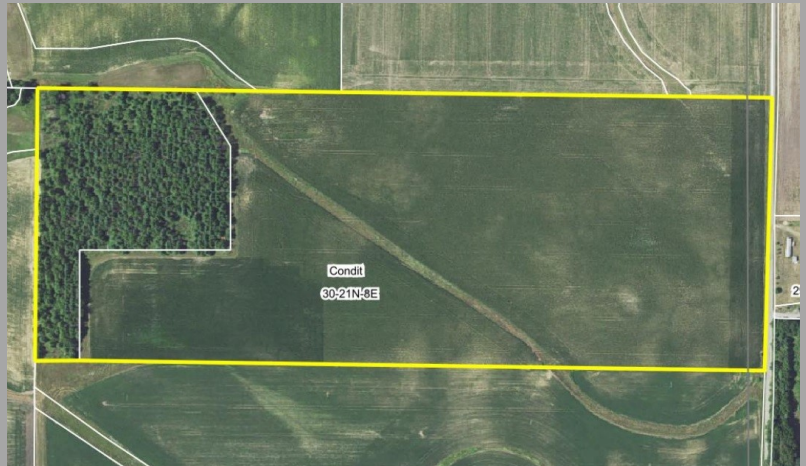
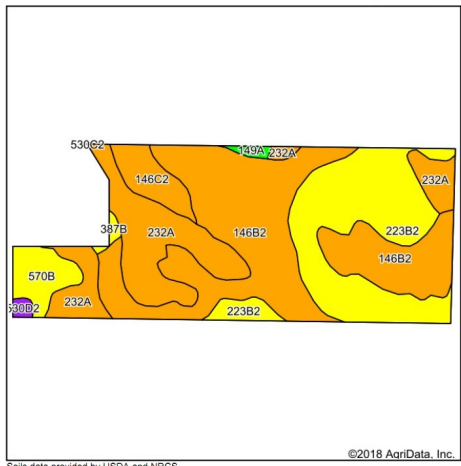


**10.54 Ac land in CRP/ Timber**  
**Rate: \$232.26/Ac thru 9/30/2027**  
**Total: \$2,448/yr.**





# Soil Map and Aerial Photo



Area Symbol: IL019, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	20.61	41.7%		**160	**52	**119
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	13.15	26.6%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.29	20.8%		170	56	127
**570B	Martinsville silt loam, 2 to 5 percent slopes	2.34	4.7%		**153	**49	**113
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	2.24	4.5%		**160	**52	**119
149A	Brenton silt loam, 0 to 2 percent slopes	0.29	0.6%		195	60	141
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.27	0.5%		**140	**44	**101
**387B	Ockley silt loam, 2 to 5 percent slopes	0.26	0.5%		**154	**49	**114
<b>Weighted Average</b>					<b>159.2</b>	<b>51.6</b>	<b>118</b>

## USDA/FSA Info.:

Farm: 11109 (pt) Tract: 1521

Tillable Acres: 49.07 Ac

Corn Base: 33.00 Ac

PLC Yield: 162

ARC-CO

Soybean Base: 14.65 Ac

PLC Yield: 47

ARC-CO

Wheat Base: 0.30 Ac

PLC Yield: 56

ARC-CO

CRP: 10.54 Ac HEL: none

Wetlands: determination incomplete

## RE Taxes

PIN	Acres	17 Tax Pd 18	Tax/Ac
07-08-30-200-005	60.00	\$839.52	\$13.99

**Contact: Waibel Farmland Services, Inc.**  
 107 S. Lincoln  
 P.O. Box 1188  
 Mahomet, IL 61853

[www.WaibelFarmlandServices.com](http://www.WaibelFarmlandServices.com)  
[brian@WaibelFarmlandServices.com](mailto:brian@WaibelFarmlandServices.com)  
 O: 217-590-0233 or C: 217-898-2757

**Possession:** Full possession available for 2019 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.