



# FOR SALE: FISH TRUST FARM

**34.64 Acres**  
**\$7,400/Ac - \$256,336**  
**1 mi. NE of**  
**Villa Grove, IL**  
**Douglas County, IL**

**Legal Description:**

Pt. of the NE 1/4 of the NW 1/4 of  
 Section 1, T16N, R9E, of the 3rd P.M.,  
 Camargo Twp, Douglas Cty, IL

**PRICE  
REDUCED**

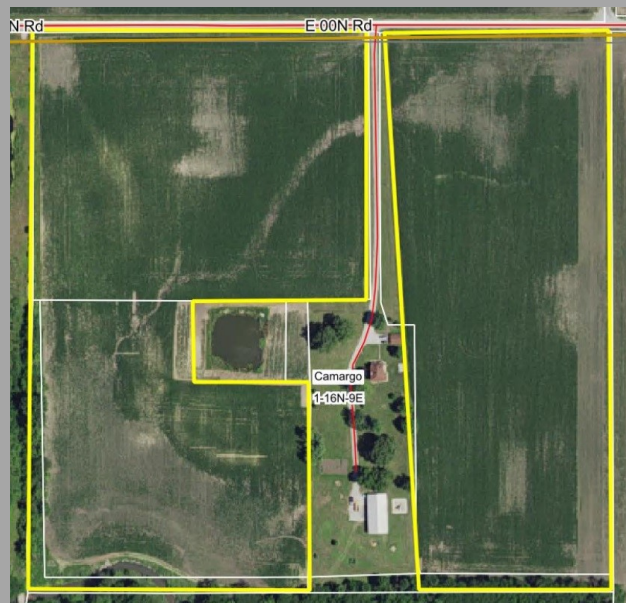
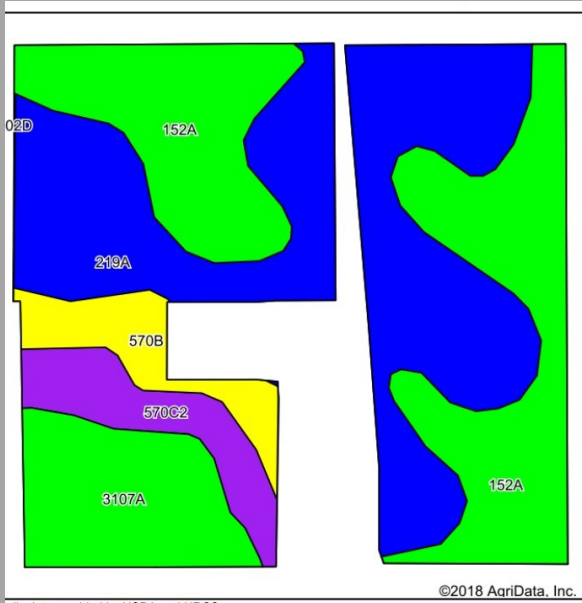


**USDA/FSA Info.:**

Farm: 5313  
 Tillable Acres: 34.09  
 Corn Base: 12.32 Ac  
 PLC Yield: 177  
 ARC-CO  
 Soybean Base: 12.22 Ac  
 PLC Yield: 40  
 ARC-CO  
 Wetlands: determination  
 not complete



# Soil Map and Aerial Photo



Soils data provided by USDA and NRCS.

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Area Symbol: IL041, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
219A	Millbrook silt loam, 0 to 2 percent slopes	13.82	41.2%	Blue	177	55	129
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.52	34.4%	Green	195	63	144
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	3.99	11.9%	Green	189	60	139
**570C2	Martinsville loam, 5 to 10 percent slopes, eroded	2.27	6.8%	Purple	**144	**46	**106
**570B	Martinsville silt loam, 2 to 5 percent slopes	1.91	5.7%	Yellow	**153	**49	**113
<b>Weighted Average</b>					<b>181</b>	<b>57.4</b>	<b>132.9</b>

## RE Taxes

PIN	Acres	16 Tax Pd 17	Tax/Ac
04-03-01-100-014	20.17	\$569.32	\$28.23
04-03-01-100-012	14.47	\$501.94	\$34.69

## Soil Tests

Test date	pH	P	K
7/2017	6.2	86	399

## Yield History (bu/ac)

Year	Corn	Beans
2018		81.8
2017	214.0	
2016		70.8

**Contact: Waibel Farmland Services, Inc.**  
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 Mahomet, IL 61853

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 O: 217-590-0233 or C: 217-898-2757

**Possession:** Subject to existing lease for 2018 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.