

FOR SALE: FREESE FARM

Legal Description:

SW 1/4 of the SW 1/4 of
Section 35, T21N, R8E of the
3rd P.M. of Champaign Cty, IL

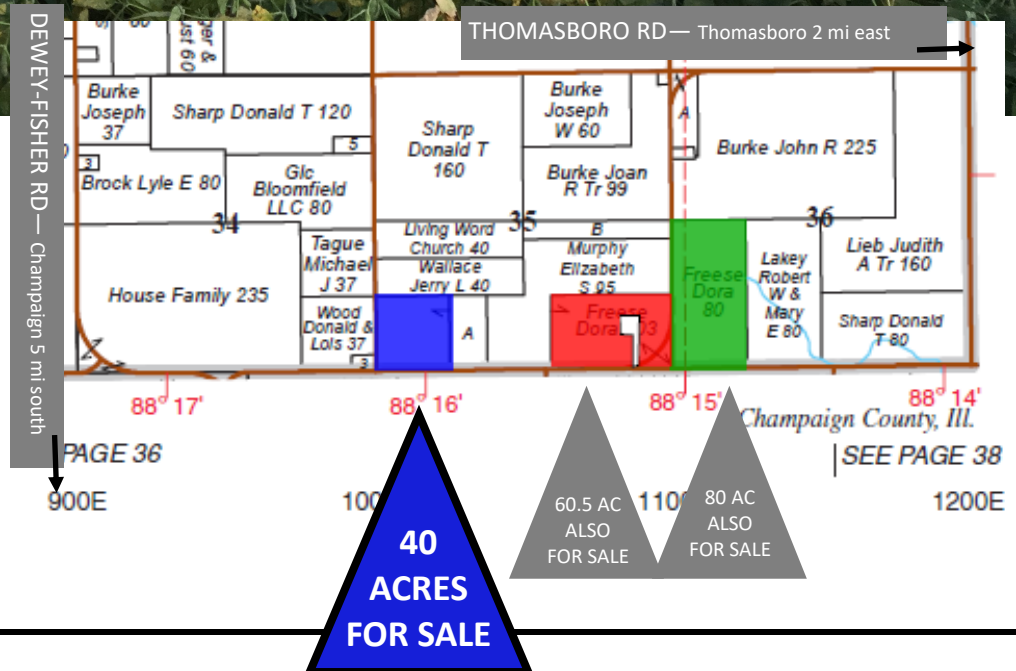
40 Acres
\$10,700/Ac - \$428,000
3 mi. west of
Thomasboro
Champaign County, IL

USDA/FSA Info.:

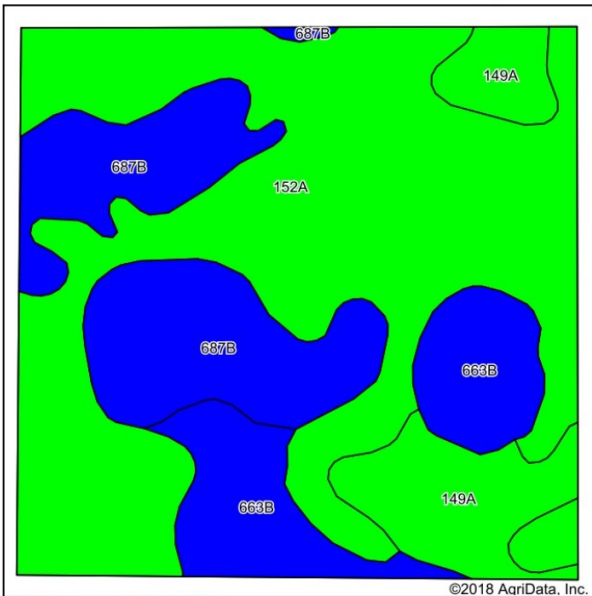
Farm: 13481
Tillable Acres: 40.07 Ac
Corn Base: 20 Ac
 PLC Yield: 156
 ARC-CO
Soybean Base: 20 Ac
 PLC Yield: 48
 ARC-CO
HEL: None
Wetlands:
 Determination
 not complete

Soil Tests

| Test date | pH | P | K |
|-----------|-----|----|-----|
| 2016 | 6.2 | 43 | 320 |



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 |
|-------------------------|--|-------|------------------|-------------------------------------|--------------|---------------|--|
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 22.33 | 55.4% | | 195 | 63 | 144 |
| **687B | Penfield loam, 2 to 5 percent slopes | 8.30 | 20.6% | | **172 | **56 | **129 |
| **663B | Clare silt loam, 2 to 5 percent slopes | 5.26 | 13.0% | | **180 | **56 | **133 |
| 149A | Brenton silt loam, 0 to 2 percent slopes | 4.43 | 11.0% | | 195 | 60 | 141 |
| Weighted Average | | | | | 188.3 | 60.3 | 139.1 |

Yield History (bu/ac)

| Year | Corn | Beans |
|------------------------------|------|-------|
| 2017 | 243 | n/a |
| 2016 | n/a | 75 |
| 2015 | 220 | n/a |
| Yields include other acreage | | |

RE Taxes

| PIN | Acres | 17 Tax Pd 18 | Tax/Ac |
|------------------|--------------|-------------------|----------------|
| 07-08-35-300-010 | 20.00 | \$768.96 | \$38.45 |
| 07-08-35-300-012 | 20.00 | \$937.08 | \$46.85 |
| TOTAL | 40.00 | \$1,706.04 | \$42.65 |

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

www.WaibelFarmlandServices.com
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.