



# FOR SALE: FREESE FARM

## Legal Description:

SE 1/4 of the SE 1/4 of Section 35, T21N, R8E of 3rd P.M., Champaign Cty, IL exc. 2.5 ac with lane, house, garage (available separately)

SW 1/4 of the SE 1/4 of Section 35, T21N, R8E of the 3rd P.M. of Champaign Cty, IL, exc. W 15 ac

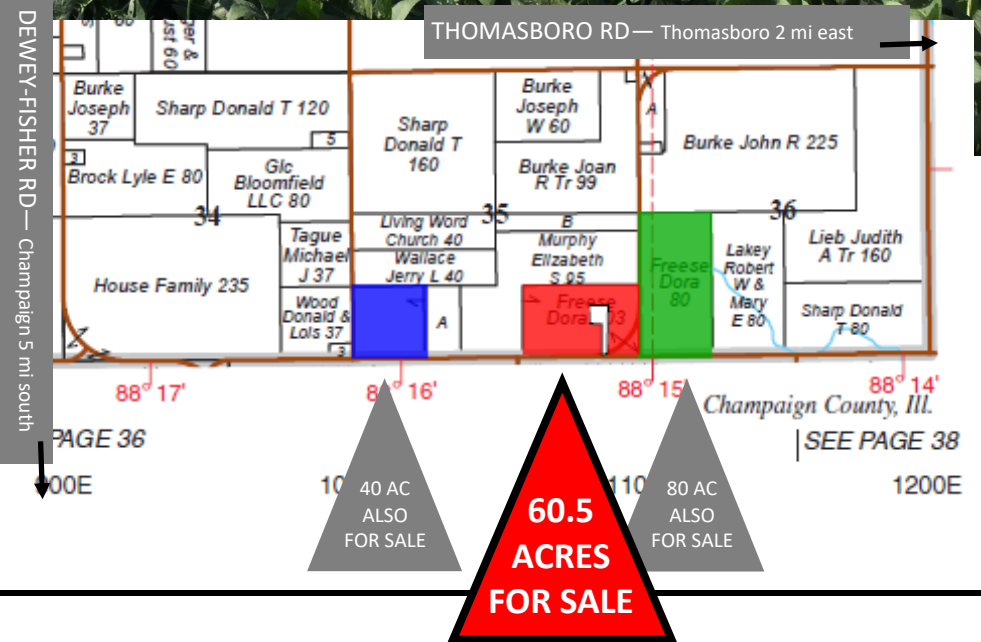
**60.5 Acres**  
**\$9,900/Ac - \$598,950**  
**2 mi. west of**  
**Thomasboro**  
**Champaign County, IL**

### USDA/FSA Info.:

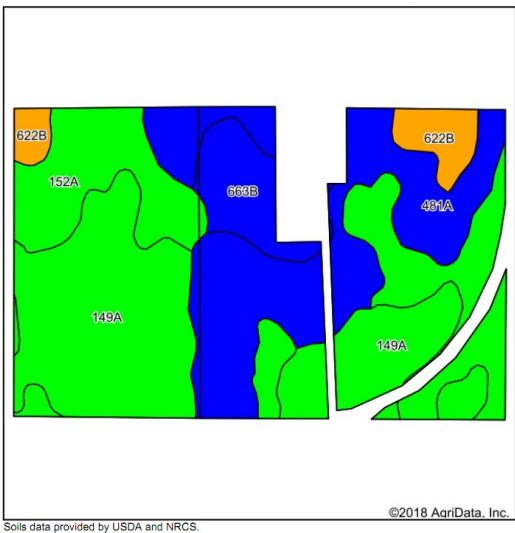
Farm: 13481  
 Tillable Acres: 60.58 Ac  
 Corn Base: 34.60 Ac  
     PLC Yield: 155  
     ARC-CO  
 Soybean Base: 22.72 Ac  
     PLC Yield: 48  
     ARC-CO  
 HEL: none  
 CRP: 3.24 Ac at \$288/ac  
     thru 9/30/2026  
 Wetlands:  
     Determination  
     not complete

### Soil Tests

Test date	pH	P	K
2016	6.0	6.5	411



# 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
149A	Brenton silt loam, 0 to 2 percent slopes	20.98	34.7%	Green	195	60	141
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	17.00	28.1%	Blue	183	58	134
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.83	26.2%	Orange	195	63	144
**663B	Clare silt loam, 2 to 5 percent slopes	3.90	6.4%	Yellow	**180	**56	**133
**622B	Wyanet silt loam, 2 to 5 percent slopes	2.82	4.7%	Red	**159	**52	**119
<b>Weighted Average</b>					<b>189</b>	<b>59.6</b>	<b>138.3</b>



**Improvements include:**

- Machine shed 54'x72'
- Shop 36'x40' w/ propane heat and concrete floor
- Storage shed
- 8 grain bins—18' diameter

**Yield History (bu/ac)**

Year	Corn	Beans
<b>2017</b>	243	65
<b>2016</b>	234	75
<b>2015</b>	220	73

Yields include other acreage

**RE Taxes**

PIN	Acres	17 Tax Pd 18	Tax/Ac
07-08-35-400-006	35.50	\$1,487.45	\$41.90
07-08-35-400-007	25.00	\$1,142.68	\$45.71
<b>TOTAL</b>	<b>60.50</b>	<b>\$2,630.13</b>	<b>\$43.47</b>

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

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**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.