

FOR SALE: FREESE FARM

Legal Description:

W 1/2 of the SW 1/4 of
Section 36, T21N, R8E of the
3rd P.M., Champaign Cty, IL

80 Acres
\$10,200/Ac - \$816,000
2 mi. west of
Thomasboro
Champaign County, IL

USDA/FSA Info.:

Farm: 13481

Tillable Acres: 79.18 Ac

Corn Base: 50 Ac

PLC Yield: 155

ARC-CO

Soybean Base: 26.20 Ac

PLC Yield: 48

ARC-CO

Wheat Base: 1.30 Ac

PLC Yield: 46

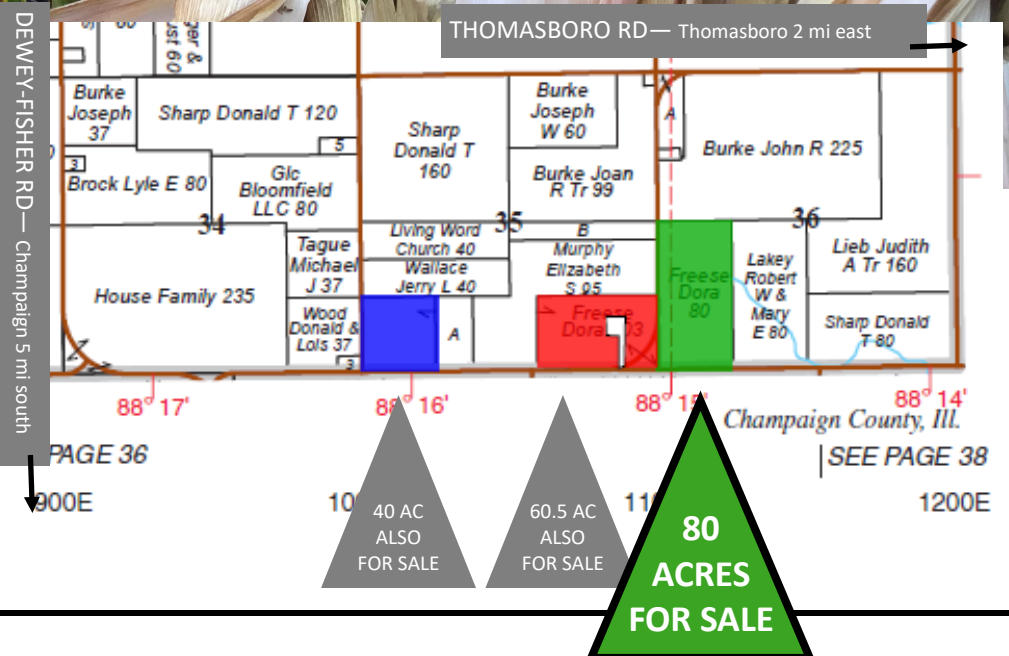
HEL: none

Wetlands:

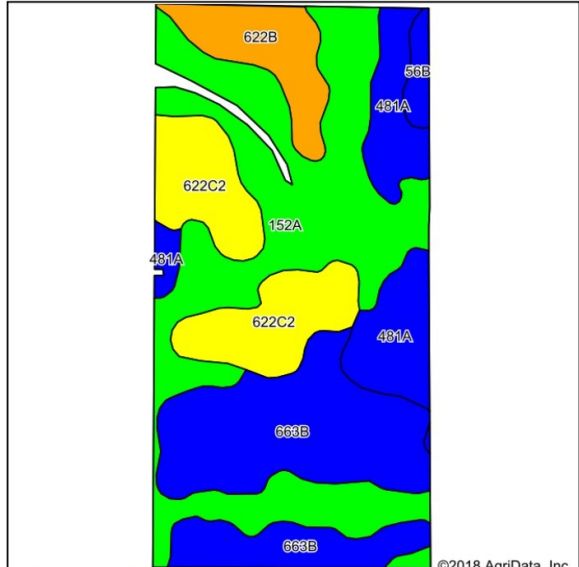
Determination
not complete

Soil Tests

Test date	pH	P	K
2016	6.2	76	395



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	29.45	37.6%		195	63	144
**663B	Clare silt loam, 2 to 5 percent slopes	20.26	25.9%		**180	**56	**133
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	12.00	15.3%		**150	**49	**112
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	9.67	12.3%		183	58	134
**622B	Wyanet silt loam, 2 to 5 percent slopes	5.74	7.3%		**159	**52	**119
**56B	Dana silt loam, 2 to 5 percent slopes	1.22	1.6%		**178	**55	**130
Weighted Average					179.8	57.5	133

RE Taxes

PIN	Acres	17 Tax Pd 18	Tax/Ac
07-08-36-300-001	80.00	\$2,703.88	\$33.80

Yield History (bu/ac)

Year	Corn	Beans
2017	n/a	65.0
2016	234.0	75.0
2015	220.0	73.0

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.

Improvements: Property is improved with one 18'd grain bin.

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.