



FOR SALE: GILLESPIE FARM

Legal Description:

134.96 ac in NE 1/4 Section 8
98.99 ac in NW 1/4 Section 9,
T19N, R14W

233.95 Acres in 2 tracts

\$10,950/Ac

\$2,561,753

1/2 mi. N of Ogden
Champaign County, IL

**Excellent
Fertility!**

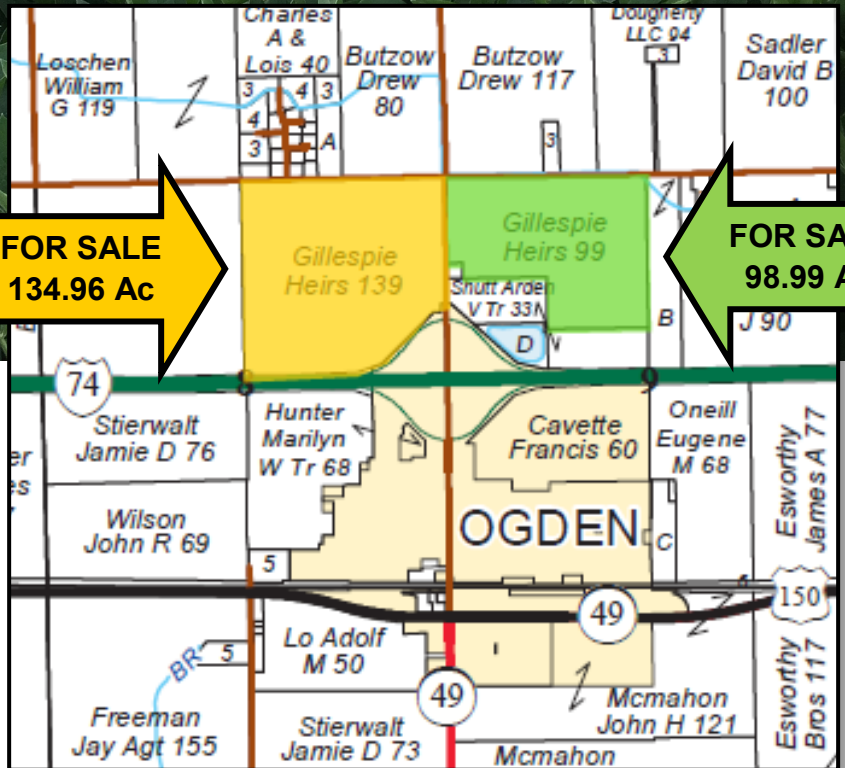
**FOR SALE
134.96 Ac**

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98.99 Ac**

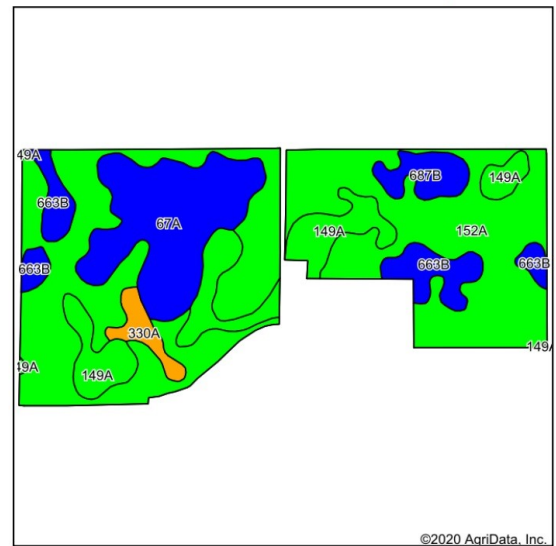
Soil Tests

Field	Date	pH	P	K
West	4/2020	6.5	81	381
East	11/2018	6.2	80	355

Appld 126 T Lime East tr Fall 2019



Soil Map and Aerial Photo



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Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	132.25	57.2%		195	63	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	39.44	17.1%		182	57	133
149A	Brenton silt loam, 0 to 2 percent slopes	30.1	13.0%		195	60	141
663B	Clare silt loam, 2 to 5 percent slopes	17.01	7.4%		180	56	133
687B	Penfield loam, 2 to 5 percent slopes	7.47	3.2%		172	56	129
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.95	2.1%		164	55	123
Weighted Average:					190.3	60.7	140.0

Yield History (bu/ac)

Year	Corn	Beans
2020	247.8	76.5
2019	201.4	66.9
2018	254.6	72.9
2017	198.2	68.6
2016	238.4	71.4

RE Taxes

Subject	Permanent ID #	19 paid 20	Acres	Taxes/Ac
East	17-24-09-100-006	\$1,728.30	38.99	\$44.33
East	17-24-09-100-004	\$1,719.84	40.00	\$43.00
East	17-24-09-100-005	\$979.28	20.00	\$48.96
West	17-24-08-200-008	\$476.62	9.77	\$48.78
West	17-24-08-200-007	\$2,873.64	68.31	\$42.07
West	17-24-08-200-006	\$2,212.68	60.55	\$36.54
Total:		\$9,990.36	237.62	\$42.04



EAST TRACT

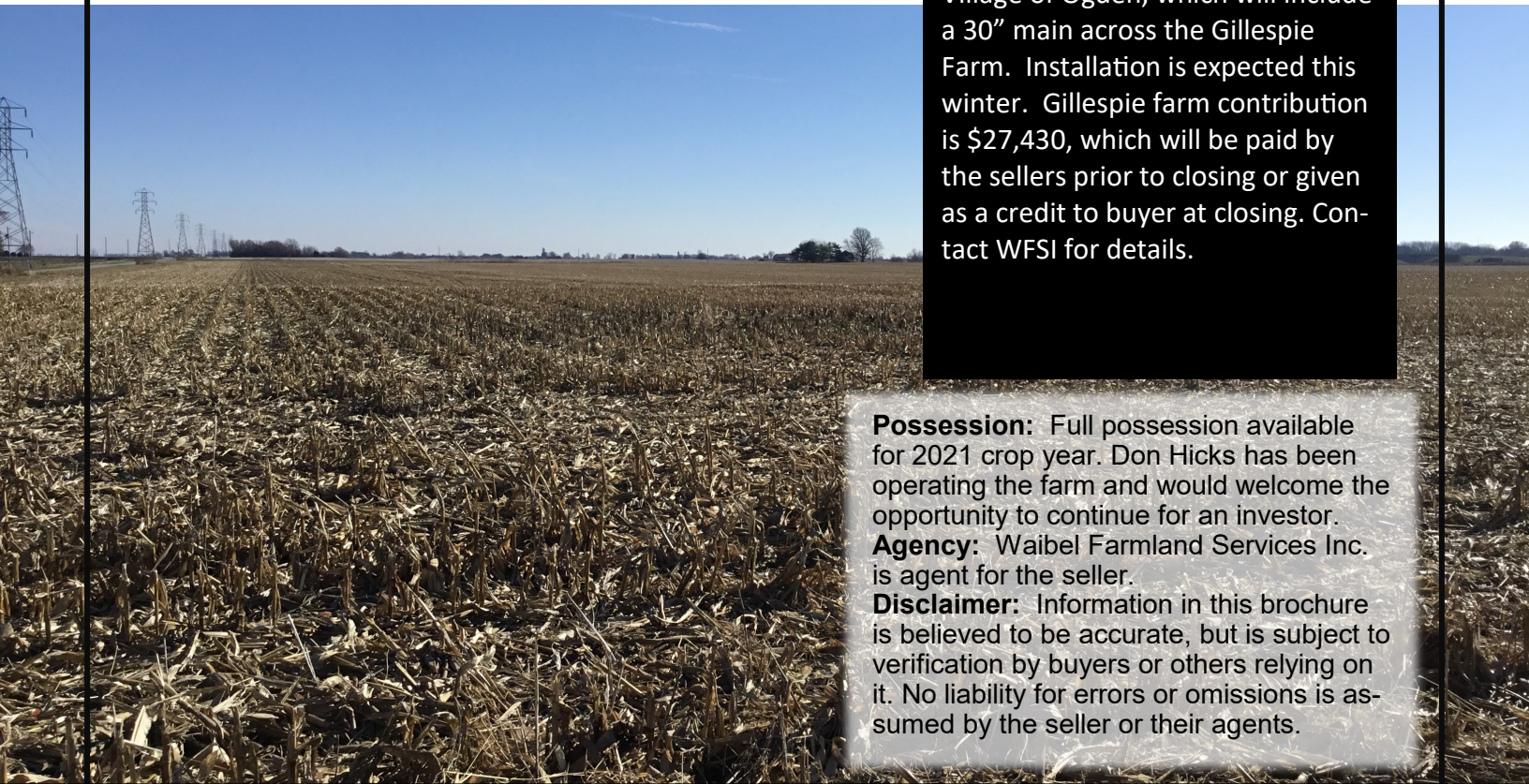


WEST TRACT



VILLAGE OF OGDEN TILE

The east parcel is participating in a drainage project initiated by the Village of Ogden, which will include a 30" main across the Gillespie Farm. Installation is expected this winter. Gillespie farm contribution is \$27,430, which will be paid by the sellers prior to closing or given as a credit to buyer at closing. Contact WFSI for details.



Possession: Full possession available for 2021 crop year. Don Hicks has been operating the farm and would welcome the opportunity to continue for an investor.

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.

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