



FOR SALE: GOODMAN FARM

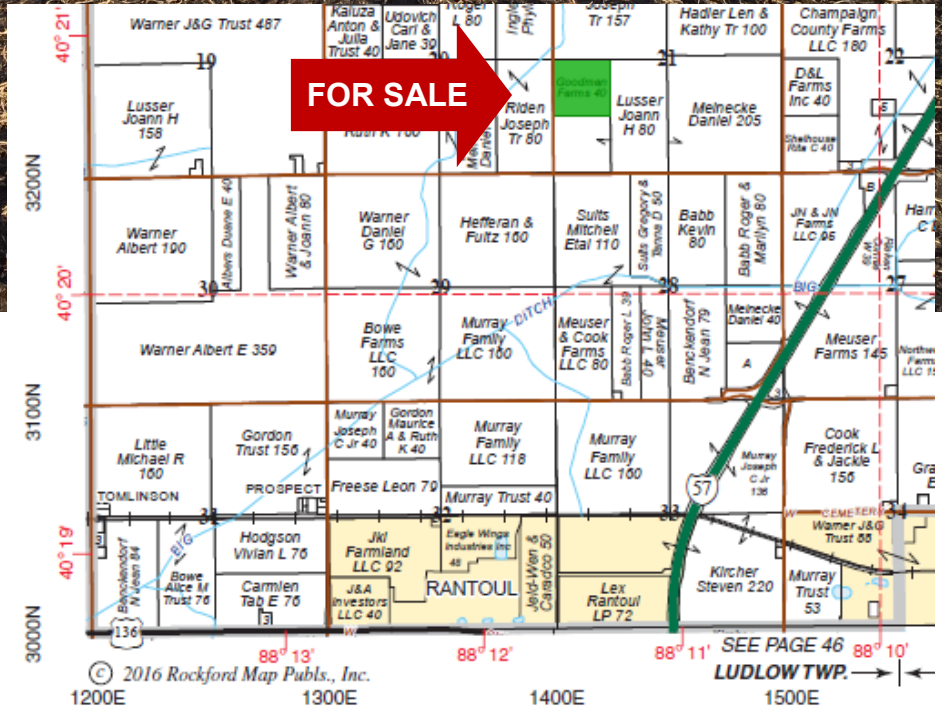
Legal Description:

NW 1/4 of SW 1/4 of
Section 21, T22N, R9E
of the 3rd P.M.
Champaign County, IL

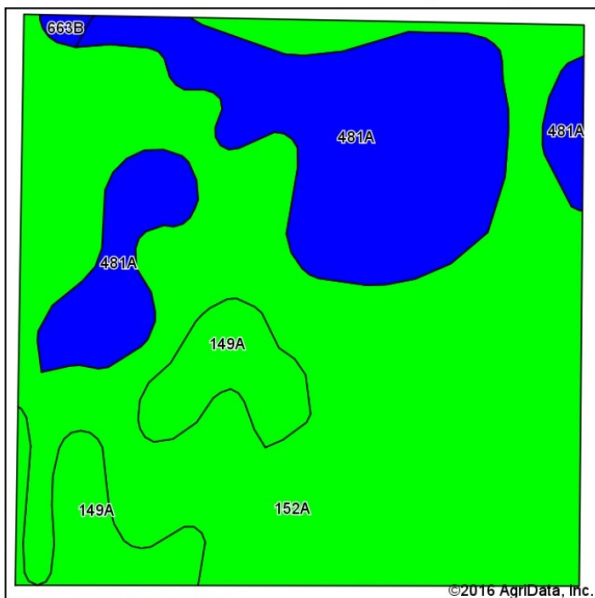
40 Acres
2 mi. NW of Rantoul, IL
for sale by
sealed bid auction



USDA/FSA Info.:
Farm: 4239
Tillable Acres: 40.63
Corn Base: 20.00Ac
 PLC Yield: 178
 ARC-CO
Soybean Base: 20.00 Ac
 PLC Yield: 56
 ARC-CO
Wetlands: Determina-
tion not complete



Soil Map and Aerial Photo



Area Symbol: IL019, Soil Area Version: 11

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	26.24	64.6%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	10.51	25.9%		183	58	134
149A	Brenton silt loam, 0 to 2 percent slopes	3.73	9.2%		195	60	141
**663B	Clare silt loam, 2 to 5 percent slopes	0.15	0.4%		**180	**56	**133
Weighted Average					191.8	61.4	141.1

RE Taxes

PIN	Acres	17 Tax Pd 18	Tax/Ac
14-03-21-300-001	40.00	\$2,143.54	\$53.59

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 with reimbursement for fall tillage (\$680).
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.

NOTICE OF SALE BY SEALED BID GOODMAN FARM

The following property is hereby offered for sale by sealed bid.

Legal Description: Northwest ¼ of the Southwest ¼ of Section 21, T22N R9E of the 3rd P.M., Champaign County, IL, containing 40 acres m/l, (PIN 14-03-21-300-001)

Terms & Procedure:

1. Waibel Farmland Services Inc. is agent for the Seller in this transaction. Ph 217-590-0233.
2. Property to be sold by sealed bid auction.
3. **Bids shall be in writing, submitted in a sealed envelope labeled “Goodman Farm bid”, and received** at the office of Waibel Farmland Services Inc, 107 S. Lincoln St., Mahomet, IL 61853 **by 4:00 p.m. on Tuesday, February 5, 2019.** The minimum acceptable bid shall be \$10,000.00 per acre, based on 40.0 acres. Bids shall be stated in bid price per acre.
4. Bids are not contingent on financing.
5. **Bids shall be opened at 10:00 a.m. on Thursday, February 7, 2019** at:
Mahomet Community Center
510 E. Main St.
Mahomet, IL 61853

Only persons that have submitted bids and/or their representatives shall have the right to attend the bid opening. Persons submitting qualified bids of \$10,000.00 per acre or more shall have the right to raise their bid at the bid opening.

6. Sellers reserve the right to reject any or all bids.
7. A successful bidder shall sign the Contract for Sale of Real Estate at the conclusion of the bidding process, and deposit ten percent (10%) of the total purchase price as earnest money. The balance shall be due in cash at time of closing which shall occur on or before March 7, 2019. A copy of the Contract for Sale of Real Estate will be available for review upon request.
8. Full possession is available for the 2019 crop year. 2018 corn stalks have been disk-chisel plowed and the 2018 soybean stubble was disked. Buyer to reimburse Seller for fall tillage (20 ac @ \$21.70/ac, 20 ac @ \$12.30/ac; Total = \$680.00).
9. Announcements on day of sale shall supersede any prior or conflicting information.

I hereby submit the following bid for the Goodman Farm:

\$ _____/acre x 40.0 acres

Print Name: _____

Address: _____

Phone: _____

Signature: _____