

# FOR SALE: MERRYMAN FARM

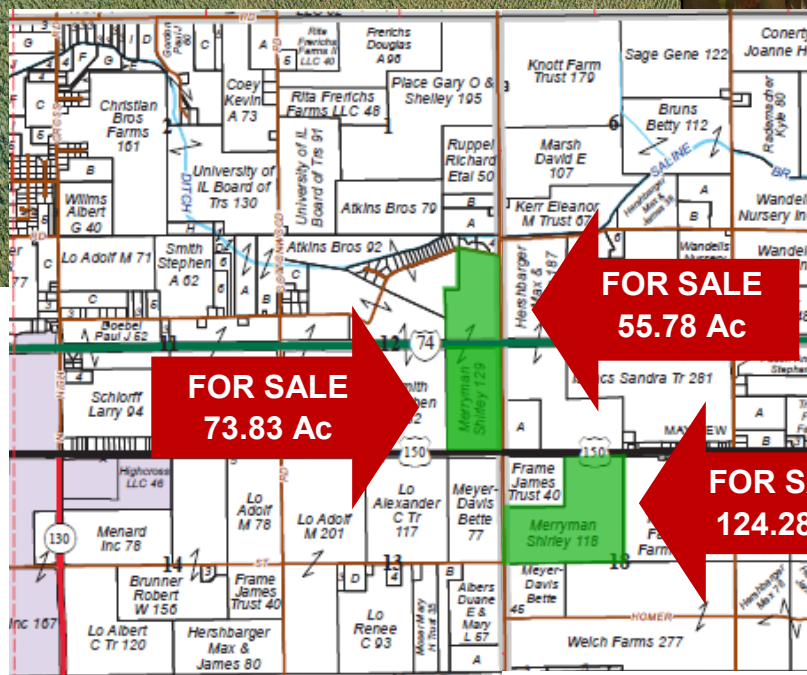
## Legal Description:

Pt of NW 1/4 of Section 18,  
T19N, R10E of the 3rd P.M.

Pt of E 1/2 of E 1/2 of  
Section 12, T19N, R9E  
of the 3rd P.M.

\* (updated to reflect surveyed acres)

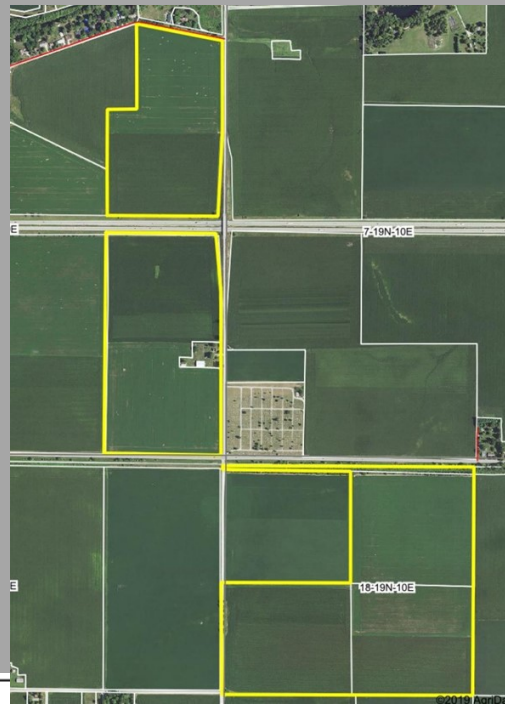
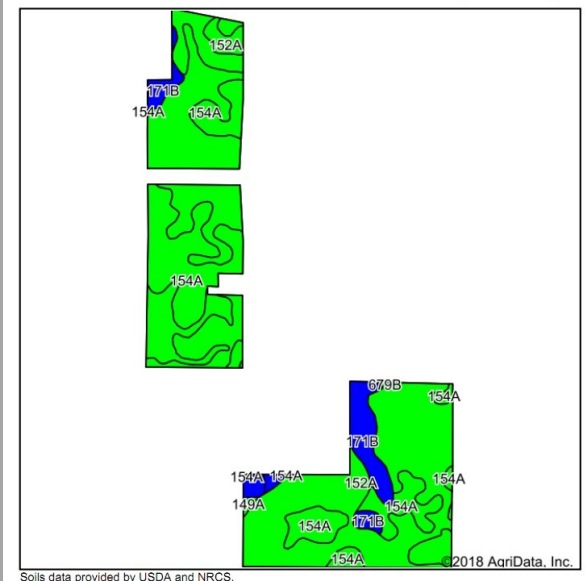
**253.89\* Acres in 3 tracts**  
**\$10,900/Ac - \$2,767,401**  
**2 mi. east of Urbana**  
**3 mi. west of St. Joseph**  
**Champaign County, IL**



### USDA/FSA Info.:

Farm: 6369  
Tillable Acres: 248.99  
Corn Base: 122.80 Ac  
PLC Yield: 157  
ARC-CO  
Soybean Base: 122.40 Ac  
PLC Yield: 48  
ARC-CO  
Wetlands: determination  
not complete

# 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	141.36	56.8%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	86.59	34.8%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	18.24	7.3%		**185	**58	**137
**663B	Clare silt loam, 2 to 5 percent slopes	1.90	0.8%		**180	**56	**133
149A	Brenton silt loam, 0 to 2 percent slopes	0.60	0.2%		195	60	141
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.26	0.1%		**192	**59	**141
<b>Weighted Average</b>					<b>193.8</b>	<b>62.6</b>	<b>143.4</b>



## RE Taxes

PIN	Acres	18 Tax Pd 19	Tax/Ac
30-21-12-276-001	54.78	\$2,507.84	\$45.78
30-21-12-400-002 (imp)	74.39	\$8,267.60	\$111.14
28-22-18-100-003	36.58	\$1,599.82	\$43.73
28-22-18-100-001	2.00	\$60.94	\$30.47
28-22-18-100-004	40.00	\$1,853.40	\$46.34
28-22-18-100-006	41.66	\$1,901.02	\$45.63



**Contact: Waibel Farmland Services, Inc.**  
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**Possession:** Full possession available for 2020 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.