

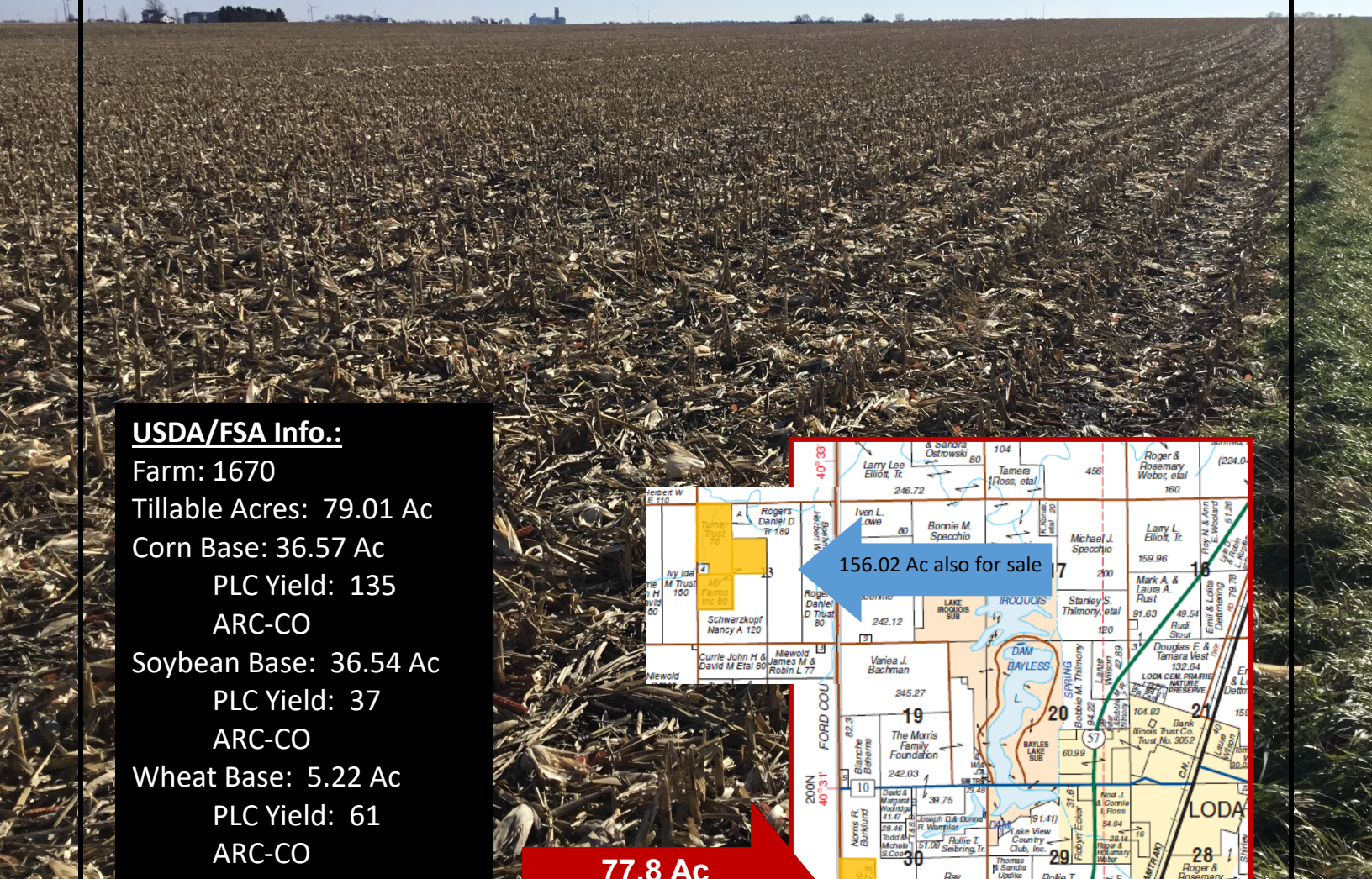


For Sale: MJR Farm

Legal Description:

SW 1/4 of Sect 30
except the E 90 Ac thereof;
Loda Twp., Iroquois County, IL

77.8 Ac - PI 112.3
\$6,950/Ac - \$540,710
2 mi. NW of Paxton, IL



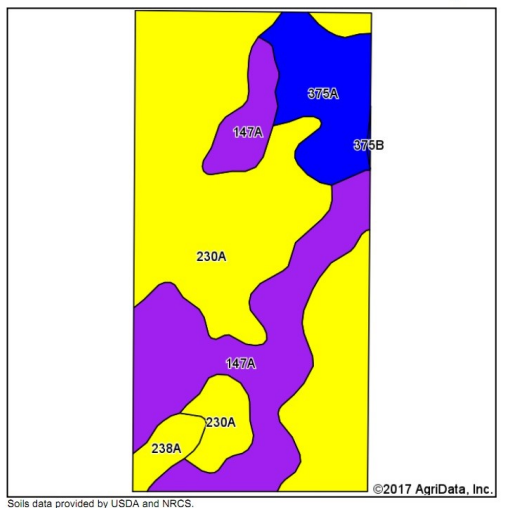
USDA/FSA Info.:
Farm: 1670
Tillable Acres: 79.01 Ac
Corn Base: 36.57 Ac
 PLC Yield: 135
 ARC-CO
Soybean Base: 36.54 Ac
 PLC Yield: 37
 ARC-CO
Wheat Base: 5.22 Ac
 PLC Yield: 61
 ARC-CO
Wetlands: none



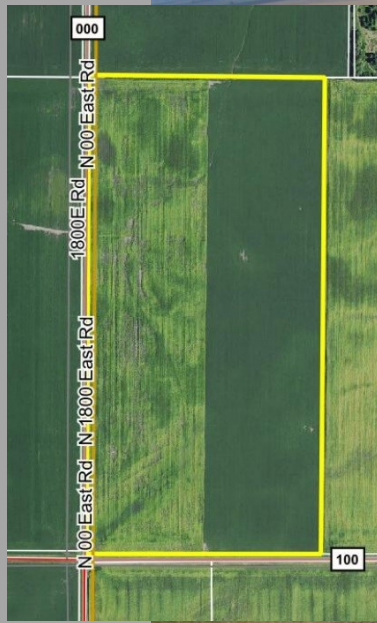
Soil Tests

Test date	pH	P	K
4/2016	6.3	64	406

Soil Map and Aerial Photo



Soils data provided by USDA and NRCS.



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
230A	Rowe silty clay loam, 0 to 2 percent slopes	44.48	56.3%	Yellow	148	49	111
147A	Clarence silty clay loam, 0 to 2 percent slopes	23.19	29.4%	Purple	140	49	107
375A	Rutland silty clay loam, 0 to 2 percent slopes	9.04	11.4%	Blue	180	58	133
238A	Rantoul silty clay, 0 to 2 percent slopes	2.22	2.8%	Yellow	144	49	109
**375B	Rutland silty clay loam, 2 to 5 percent slopes	0.08	0.1%	Blue	**178	**57	**132
Weighted Average					149.2	50	112.3

RE Taxes

PIN	Acres	16 Tax Pd 17	Tax/Ac
36-30-300-001	77.80	\$964.00	\$12.39/Ac

Yield History (bu/ac)

Year	Corn	Beans
2017	213.4	-
2016	-	60.3
2015	108.3	61.3
2014	204.9	51.6

Contact: Waibel Farmland Services, Inc.
 303 E. Main St. Unit C
 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 2018 crop year with reimbursement for expenses.
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.