



# For Sale: Raufeisen Farm

## Legal Description:

NE 1/4 of Section 34, T23N, R14W  
of 2nd PM excl. building site

**157.8 acres**  
**\$7,200/Ac - \$1,136,160**  
**4 mi. SW of**  
**Rankin, IL**  
**Vermilion County, IL**

## USDA/FSA Info.:

Farm: 318

Tillable Acres: 148.76

Corn Base: 71.7 Ac (est)

PLC Yield: 132

ARC-CO

Soybean Base: 64.7 Ac (est)

PLC Yield: 41

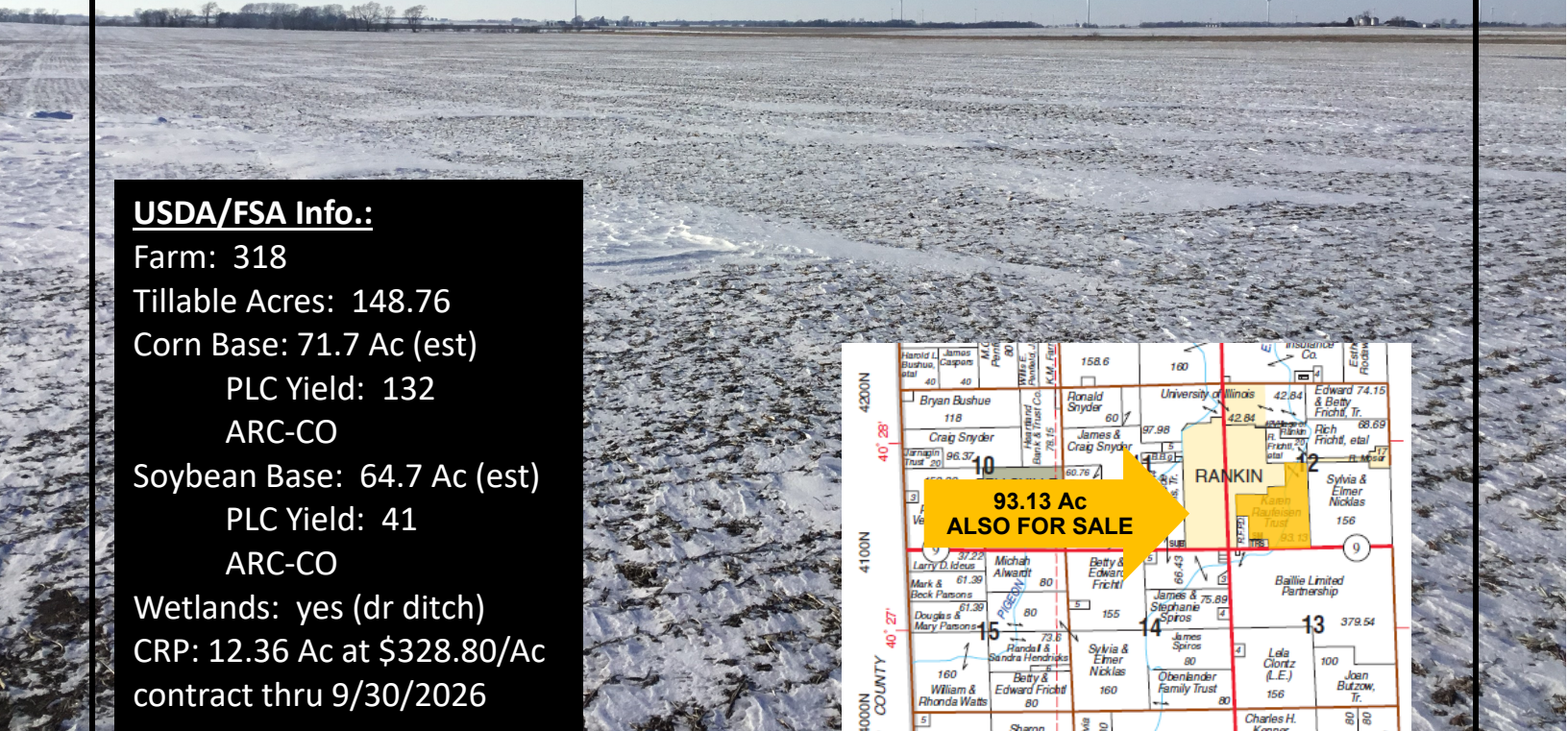
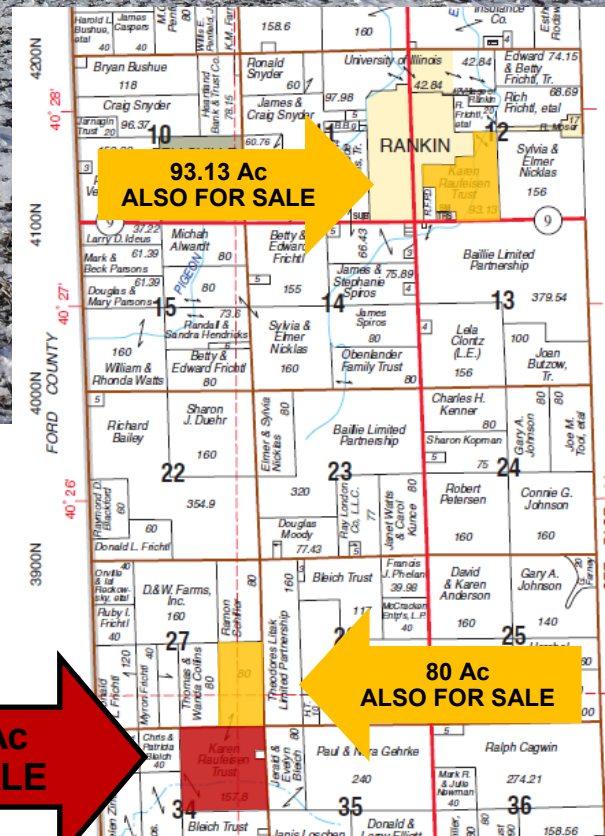
ARC-CO

Wetlands: yes (dr ditch)

CRP: 12.36 Ac at \$328.80/Ac  
contract thru 9/30/2026

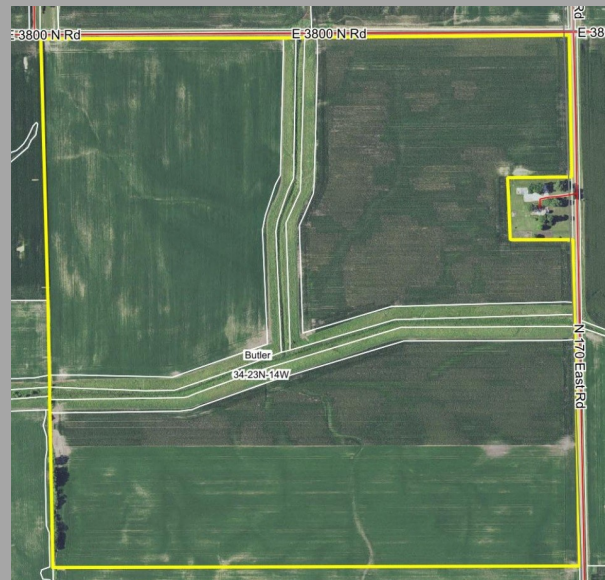
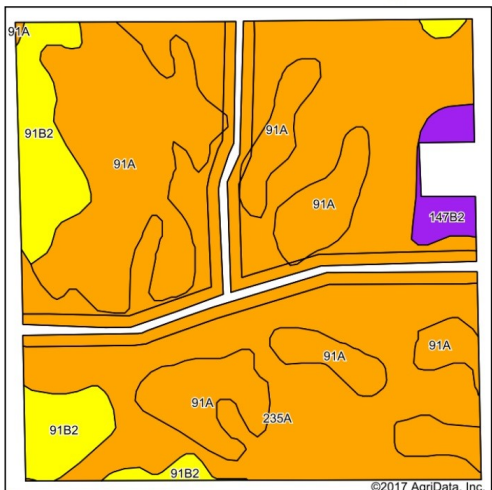
## Soil Tests

|                         | pH  | P  | K   |
|-------------------------|-----|----|-----|
| NE1/4 (2016)            | 6.5 | 45 | 352 |
| N1/2, S of Ditch (2016) | 6.6 | 36 | 323 |
| NW1/4 (2017)            | 6.4 | 45 | 359 |
| S1/2, S of Ditch (2017) | 6.4 | 55 | 372 |





# Soil Map and Aerial Photo



Area Symbol: IL183, Soil Area Version: 13

| Code                    | Soil Description  | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|---|-------|------------------|-------------------------------------|--------------|---------------|--|
| 235A                    | Bryce silty clay, 0 to 2 percent slopes                 | 83.03 | 56.2%            |                                     | 162          | 54            | 121  |
| 91A                     | Swygert silty clay loam, 0 to 2 percent slopes          | 46.98 | 31.8%            |                                     | 158          | 52            | 118  |
| **91B2                  | Swygert silty clay loam, 2 to 4 percent slopes, eroded  | 14.47 | 9.8%             |                                     | **147        | **48          | **110  |
| **147B2                 | Clarence silty clay loam, 2 to 4 percent slopes, eroded | 3.39  | 2.3%             |                                     | **130        | **46          | **100  |
| <b>Weighted Average</b> |   |       |                  |                                     | <b>158.5</b> | <b>52.6</b>   | <b>118.5</b>                                   |

## Yield History (bu/ac)

Combined 157 & 80

| Year | Corn | Beans |
|------|------|-------|
| 2017 | 174  | 60    |
| 2016 | 211  | 63    |
| 2015 | 115  | 58    |
| 2014 | 199  | 63    |

## RE Taxes

| PIN           | Acres  | 16 Tax Pd 17 | Tax/Ac  |
|---------------|--------|--------------|---------|
| 01-34-200-002 | 40.00  | \$733.90     | \$18.35 |
| 01-34-200-003 | 117.80 | \$2,082.16   | \$17.68 |

Contact: **Waibel Farmland Services, Inc.**

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**Possession:** Full possession available for 2018 crop year with reimbursement for expenses (fertilizer \$5,948, tillage \$2,197).

**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 rely-