



For Sale: Raufeisen Farm

Legal Description:

E 1/2 of the SE 1/4 of Section
27, T23N, R14W of the 2nd PM

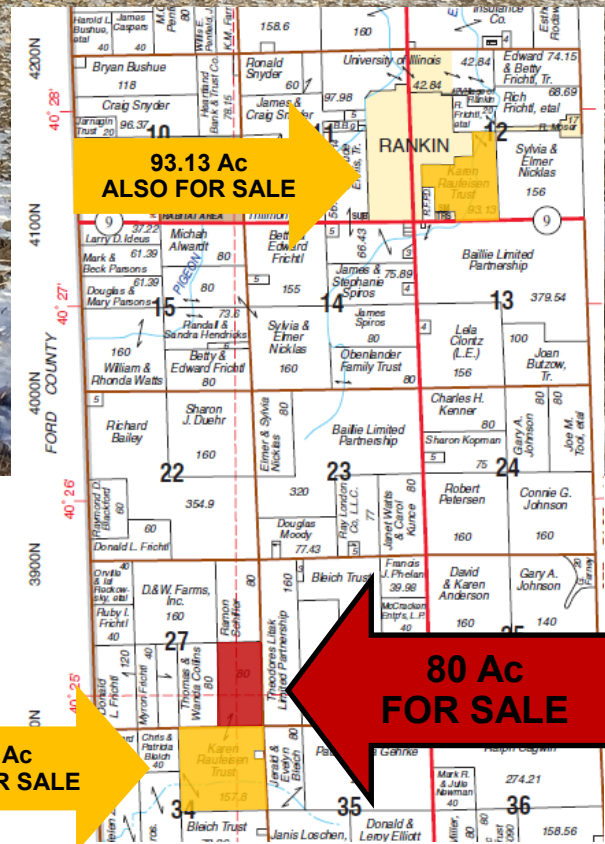
80 Acres
\$6,400/Ac - \$512,000
3 mi. SW of
Rankin, IL
Vermilion County, IL

USDA/FSA Info.:

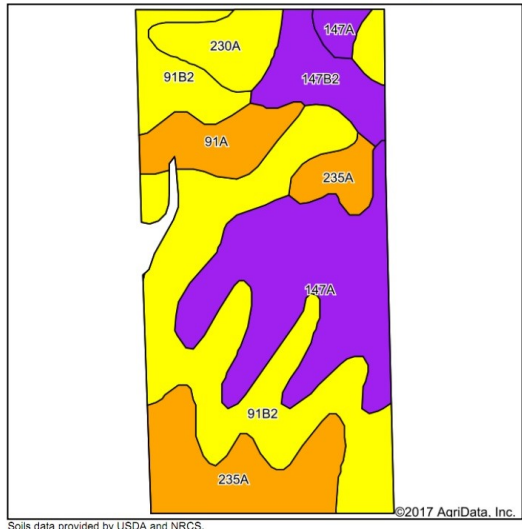
Farm: 318
Tillable Acres: 75.44
Corn Base: 39.6 Ac (est)
PLC Yield: 132
ARC-CO
Soybean Base: 35.8 Ac (est)
PLC Yield: 41
ARC-CO
Wetlands: none
Tract is classified as HEL

Soil Tests

	pH	P	K
W1/2 (2016)	6.5	48	390
E1/2 (2017)	6.5	45	366



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
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	28.09	37.2%	Yellow	**147	**48	**110
147A	Clarence silty clay loam, 0 to 2 percent slopes	19.72	26.1%	Purple	140	49	107
235A	Bryce silty clay, 0 to 2 percent slopes	12.05	16.0%	Orange	162	54	121
230A	Rowe silty clay loam, 0 to 2 percent slopes	5.41	7.2%	Yellow	148	49	111
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	5.30	7.0%	Purple	**130	**46	**100
91A	Swygert silty clay loam, 0 to 2 percent slopes	4.87	6.5%	Orange	158	52	118
Weighted Average					147.2	49.4	110.9

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
01-27-400-002	80	\$946.40	\$11.83

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

107 S. Lincoln
P.O. Box 1188
Mahomet, IL 61853

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Possession: Full possession available for 2018 crop year with reimbursement for expenses (fertilizer \$2,489, tillage \$1,327).
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.