



FOR SALE: RHODES FARM

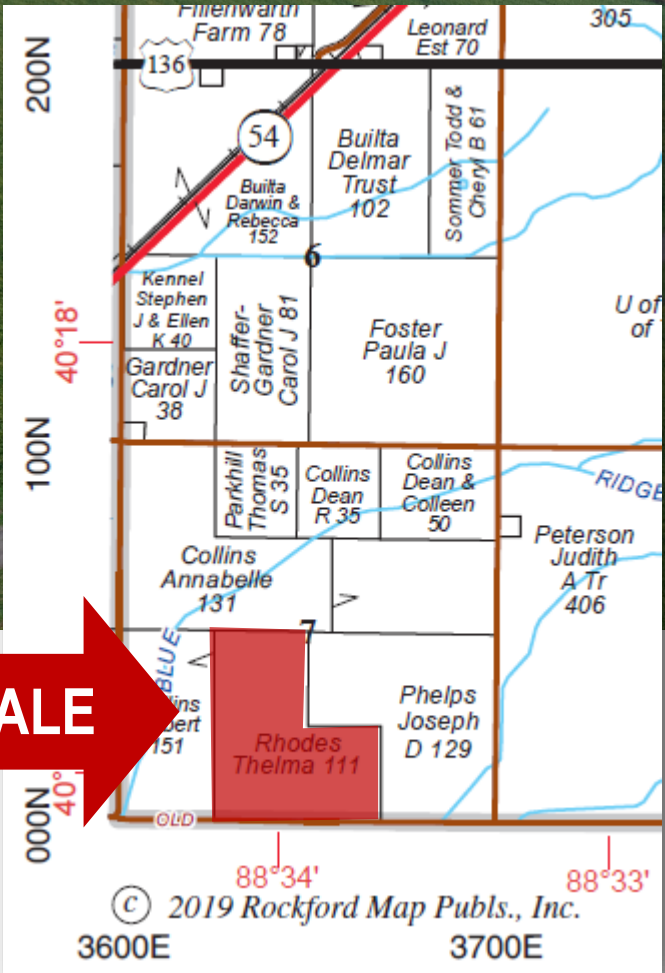
Legal Description:

Part of South 1/2, Section 7,
T 21 N, R 7 E of 3rd PM

111.0 Acres
\$17,000/Ac - \$1,887,000
4 mi. NE of Farmer City
McLean County, IL

Soil Tests				
	Test date	pH	P	K
West	10/2018	5.7	65	223
East	10/2018	5.8	70	290

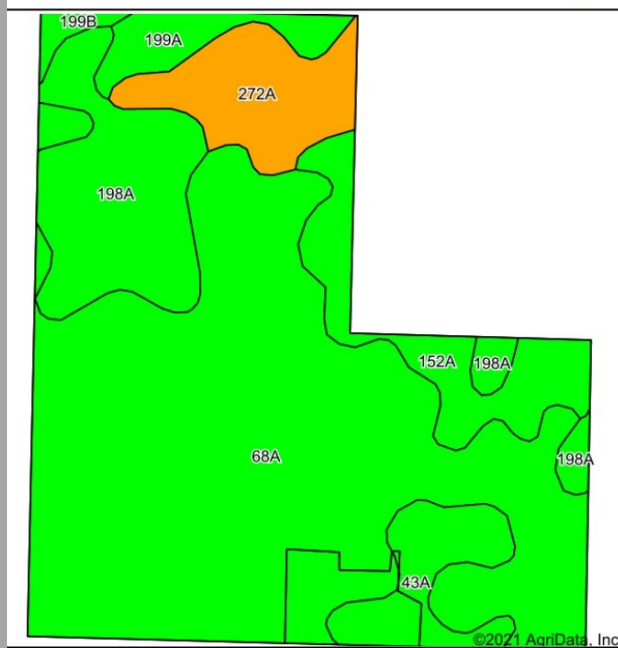
USDA/FSA Info.:
 Farm: 412
 Tillable Acres: 110.93
 Corn Base: 52.20Ac
 PLC Yield: 161
 ARC-PLC
 Soybean Base: 52.10Ac
 PLC Yield: 58
 ARC-CO
 Wetlands: determination
 not complete



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3600E 3700E

Soil Map and Aerial Photo



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
68A	Sable silty clay loam, 0 to 2 percent slopes	68.08	61.2%		192	63	143
198A	Elburn silt loam, 0 to 2 percent slopes	15.05	13.5%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.65	7.8%		195	63	144
272A	Edgington silt loam, 0 to 2 percent slopes	8.65	7.8%		166	54	124
43A	Ipava silt loam, 0 to 2 percent slopes	5.97	5.4%		191	62	142
199A	Plano silt loam, 0 to 2 percent slopes	3.80	3.4%		194	60	142
199B	Plano silt loam, 2 to 5 percent slopes	1.00	0.9%		0	0	0
Weighted Average:					190.9	61.8	141.5



RE Taxes

PIN	Acres	20 Tax Pd 21	Tax/Ac
39-07-300-002	80.0	\$4,274.86	\$53.44
39-07-400-001	31.0	\$1,703.62	\$54.96

Yield History (bu/ac)

Year	Corn	Beans
2020	223	63
2019	209	67
2018	255	78
2017	220	70
2016	243	62

Possession: Full possession available for 2022 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.

www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com
217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853