



FOR SALE: PERKINS FARM HOMEPLACE

Legal Description:

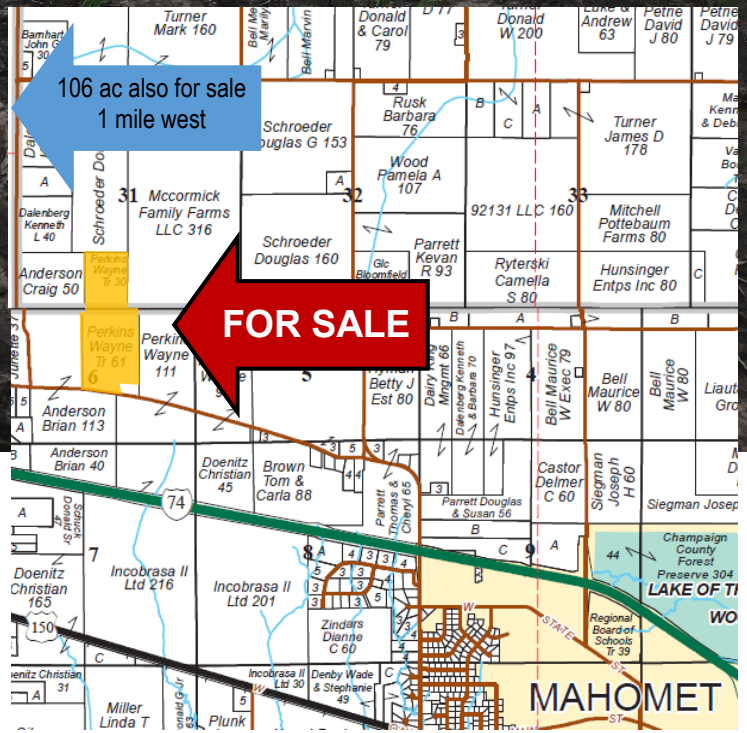
Pt of the SE1/4 of the SW1/4 of Section 31, T21N, R7E 3rd P.M.

W1/2 of NE1/4; NW1/4 of SE1/4; SW1/4 of SE1/4 of Section 6, T20N, R7E of 3rd P.M. exc. building site

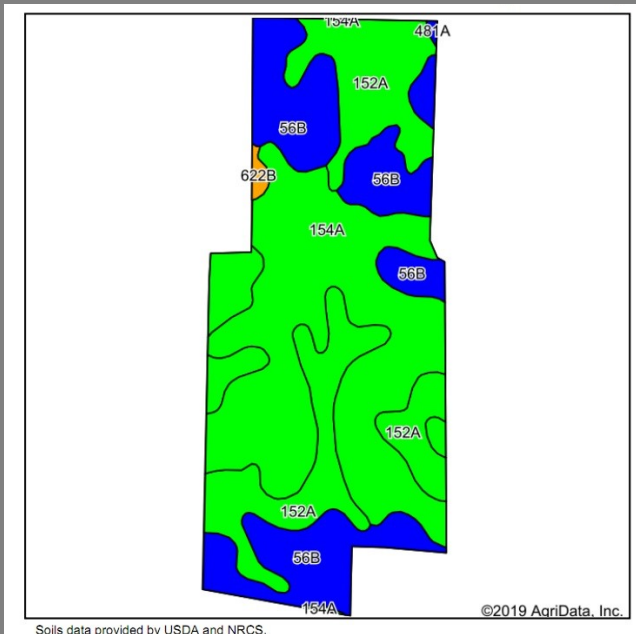
85.31 Acres
\$10,900/Ac - \$929,879
2 mi. W of Mahomet
Champaign County, IL

USDA/FSA Info.:
 Farm: 6000, 6024
 Tract: 5385, 5403
 Tillable Acres: 85.1 Ac (est)
 Corn Base: 42.35 Ac
 PLC Yield: 142
 ARC-CO
 Soybean Base: 42.35 Ac
 PLC Yield: 46
 ARC-CO
 Wetlands: determination not complete

Soil Tests				
	Test date	pH	P	K
East	6-2015	6.3	84.7	443
West	8-2016	6.4	53.8	391



Soil Map and Aerial Photo



Area Symbol: IL019, 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
154A	Flanagan silt loam, 0 to 2 percent slopes	36.10	41.6%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	27.25	31.4%		195	63	144
**56B	Dana silt loam, 2 to 5 percent slopes	22.81	26.3%		**178	**55	**130
**622B	Wyant silt loam, 2 to 5 percent slopes	0.46	0.5%		**159	**52	**119
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	0.13	0.1%		183	58	134
Weighted Average					189.9	60.8	140.2

RE Taxes

PIN	Acres	18 Tax Pd 19	Tax/Ac
15-13-06-400-001 (pt)	55.31	\$2,387.20	\$42.63
		excl bldg site	
16-07-31-300-005	30.00	\$1,192.26	\$39.74
Total	85.31	\$3,579.46	\$41.62

Contact: Waibel Farmland Services, Inc.
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Possession: Subject to existing crop share lease for 2019 crop year with Anderson Farms.

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.