

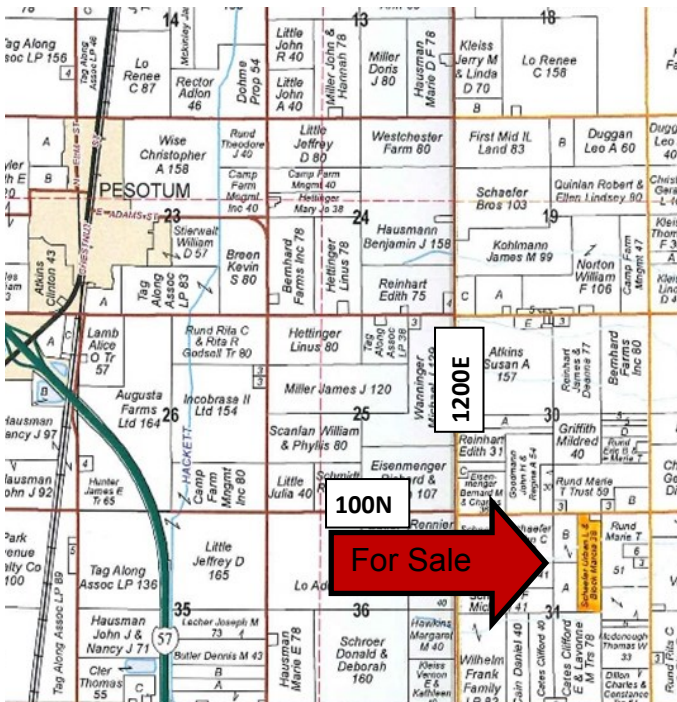


For Sale: Schaefer Farm

Legal Description:

East 1/2 of the West 1/2 of the NE 1/4 of Section 31, T 17 N, R 9 E of the 3rd P.M. except building site.

37.5 Ac
\$11,900/ Ac (\$446,250)
2 mi. SE of Pesotum
5 mi. NE of Tuscola
Champaign County, IL

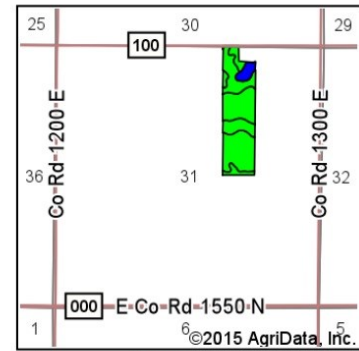
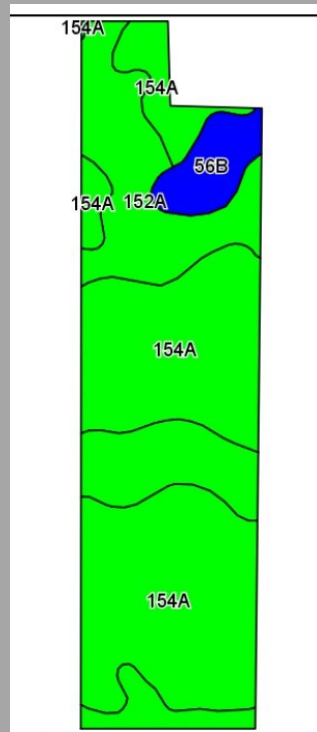


Soil Tests

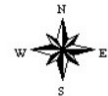
Farm	Test date	pH	P	K
East Half (17.4 ac)	April 2014	5.5	62	313
West Half (19.8 ac)	Oct 2013	6.2	70	284

Map reproduced with permission from Rockford Map Publishers, Rockford, IL

Soil Map and Aerial Photo



State: Illinois
 County: Champaign
 Location: 31-17N-9E
 Township: Crittenden
 Acres: 37.5
 Date: 8/10/2015



Area Symbol: IL019, Soil Area Version: 9

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	23.14	61.7%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	12.11	32.3%		195	63	144
**56B	Dana silt loam, 2 to 5 percent slopes	2.25	6.0%		**178	**55	**130
Weighted Average					193.4	62.5	143.2

Contact: Waibel Farmland Services, Inc.
 303 E. Main St. Unit C
 P.O. Box 1188
 Mahomet, IL 61853

www.WaibelFarmlandServices.com
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 O: 217-590-0233 or C: 217-898-2757

Possession: Subject to lease for 2015 crop year. Tenants rights available for 2016.

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.

RE Taxes

PIN	Acres	14 Tax Pd 15	Tax/Ac
08-33-31-200-006	20	\$843.52	\$42.18
08-33-31-200-008	18.5*	\$716.30	\$38.72

* less 1.0 Ac sold to square up building site

USDA/FSA Info.:

Farm: 5489
 Tillable Acres: 36.50
 Corn Base: 19.30
 PLC Yield: 148
 ARC-CO
 Soybean Base: 17.20
 PLC Yield: 44
 ARC-CO
 CRP: 0.5 Ac waterway at
 \$226.40/ac thru 9/30/18

