

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

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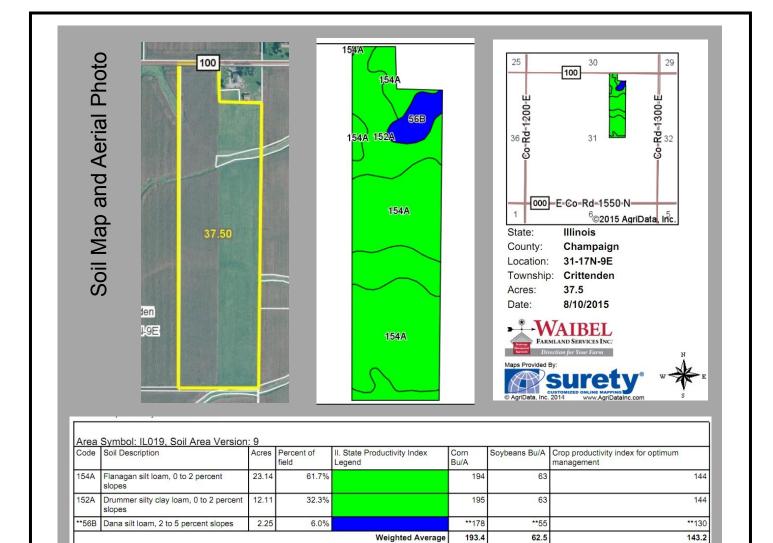
 Soil Tests

 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

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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			
1	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