



# For Sale: Schroeder Farm

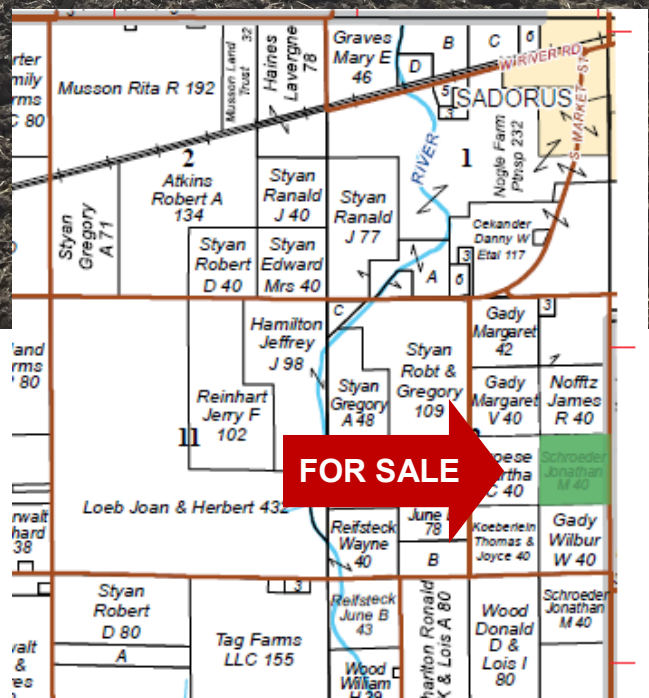
## Legal Description:

NE 1/4 of the SE 1/4 of  
Section 12, T17N, R7E  
of the 3rd P.M.

**41.84 Acres**  
**\$11,500 Ac - \$481,160**  
**1 mi. south of Sadorus**  
**Champaign County, IL**

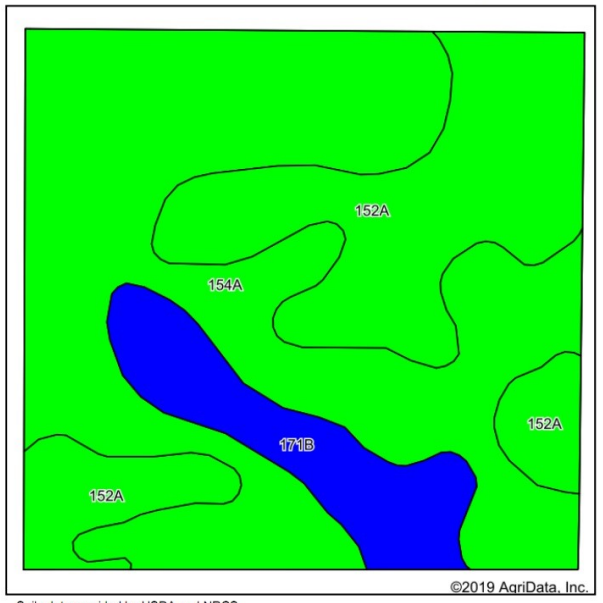
## USDA/FSA Info.:

Farm: 10510  
Tract: 4707  
Tillable Acres: 41.73  
Corn Base: 15.40 Ac  
PLC Yield: 170  
ARC-CO  
Soybean Base: 20.50 Ac  
PLC Yield: 51  
ARC-CO  
Wheat Base: 5.10  
PLC Yield: 91  
ARC-CO  
Wetlands: determination  
not complete





# 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	23.98	57.5%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.10	31.4%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	4.65	11.1%		**185	**58	**137
<b>Weighted Average</b>					<b>193.3</b>	<b>62.4</b>	<b>143.2</b>

## RE Taxes

PIN	Acres	18 Tax Pd 19	Tax/Ac
22-31-12-400-002	40	\$1,952.20	\$48.81

**Contact:** **Waibel Farmland Services, Inc.**  
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 Mahomet, IL 61853

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**Possession:** Full possession available for 2019 crop year with reimbursement for expenses.

**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.