



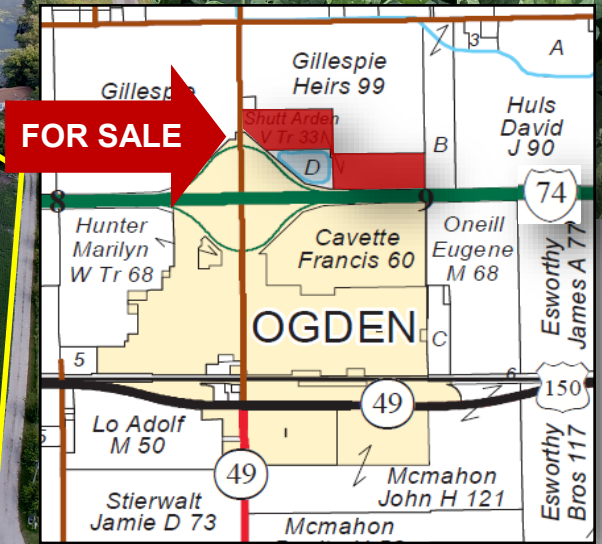
FOR SALE: SHUTT FARM

Legal Description:

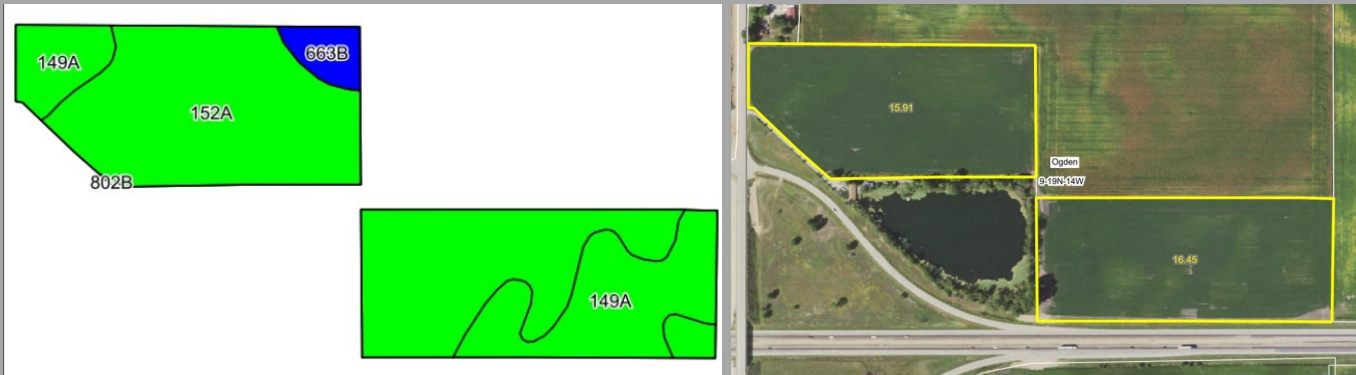
Pt of NW1/4 Section 9,
T19N, R14W of 2nd PM

32.57 Acres
\$13,500/Ac - \$439,695
NE edge of Ogden
Champaign County, IL

**99.4%
TILLABLE**



Soil Map and Aerial Photo



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.62	69.9%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	8.56	26.5%		195	60	141
663B	Clare silt loam, 2 to 5 percent slopes	1.18	3.6%		180	56	133
Weighted Average:					194.5	62.0	142.8

RE Taxes

PIN	Acres	20 Tax Pd 21	Tax/Ac
17-24-09-100-008	32.57	\$1,669.28	\$51.25

USDA/FSA Info.:

Farm: 8060
 Tillable Acres: 32.36
 Corn Base: 17.40 Ac
 PLC Yield: 149
 Soybean Base: 14.40 Ac
 PLC Yield: 47
 Wetlands: determination not complete



Possession: Subject to 2021 crop lease which expires 2/28/22. 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