

# WAIBEL

FARMLAND SERVICES INC.™

*Direction for Your Farm*

# For Sale: Turner/MJR Farms

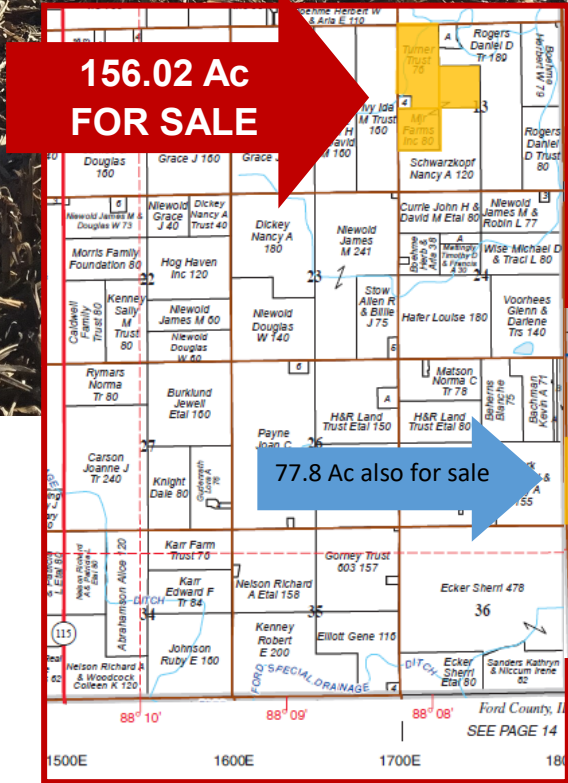
## Legal Description:

W 1/2 of the NW 1/4, (exc. building site); SE 1/4 of NW 1/4, and NW 1/4 of the SW 1/4; Sect 13, Wall Twp, Ford County, IL

**156.02 Ac - PI 114.8**  
**\$6,950/Ac - \$1,084,339**  
**4 mi. NW of Paxton, IL**

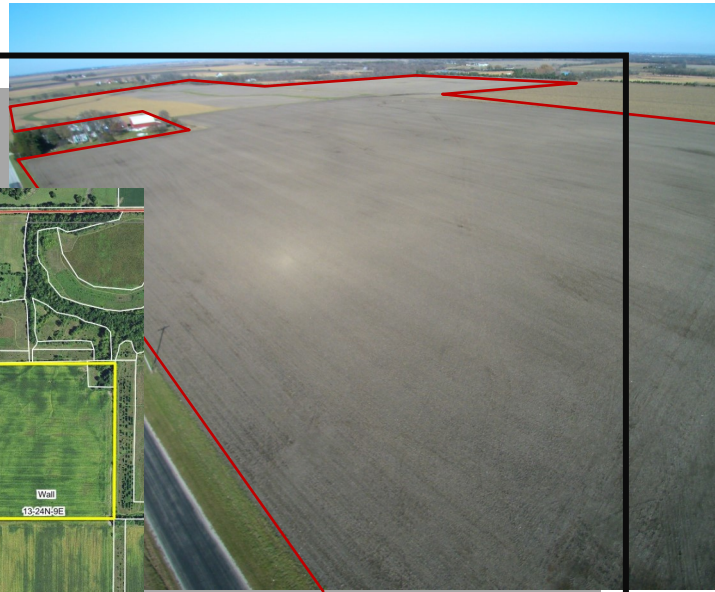
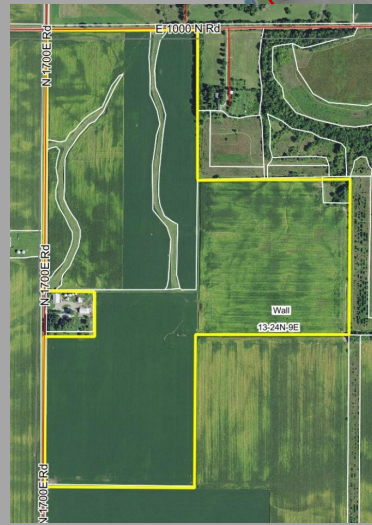
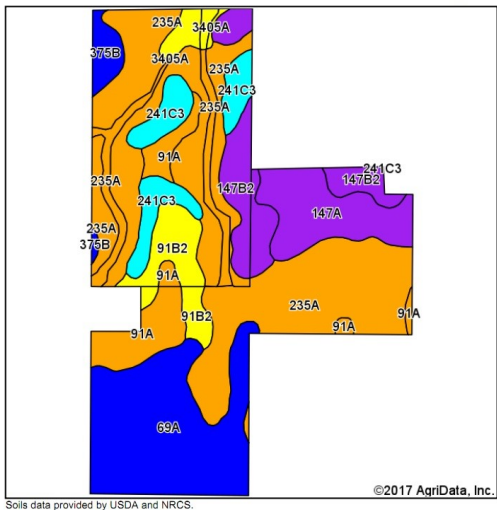
### USDA/FSA Info.:

Farm: 1670  
 Tillable Acres: 149.39 Ac  
 Corn Base: 67.69 Ac  
     PLC Yield: 135  
     ARC-CO  
 Soybean Base: 67.61 Ac  
     PLC Yield: 37  
     ARC-CO  
 Wheat Base: 9.67 Ac  
     PLC Yield: 61  
     ARC-CO  
 CRP: 3.21 Ac @ \$207.60/Ac  
     thru 9-30-2020  
 Wetlands: none  
 HEL: North 60 ac is classified  
     as HEL



Soil Tests				
Field	Test date	pH	P	K
North	4/2015	6.4	49	397
East	4/2015	6.0	47	274
South	4/2015	6.6	60	239

# Soil Map and Aerial Photo



Area Symbol: IL053, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	61.99	40.6%		162	54	121
69A	Milford silty clay loam, 0 to 2 percent slopes	30.19	19.8%		171	57	128
147A	Clarence silty clay loam, 0 to 2 percent slopes	13.09	8.6%		140	49	107
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	12.84	8.4%		**130	**46	**100
91A	Swygart silty clay loam, 0 to 2 percent slopes	10.57	6.9%		158	52	118
**241C3	Chatsworth silty clay, 4 to 6 percent slopes, severely eroded	9.96	6.5%		**79	**28	**60
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	8.19	5.4%		**147	**48	**110
**375B	Rutland silty clay loam, 2 to 5 percent slopes	3.13	2.0%		**178	**57	**132
3405A	Zook silty clay, 0 to 2 percent slopes, frequently flooded	2.82	1.8%		153	53	116
<b>Weighted Average</b>					<b>152.9</b>	<b>51.4</b>	<b>114.8</b>

## Yield History (bu/ac)

Year	Corn	Beans	Wheat
2017	194.5	67.4	-
2016	229.8	60.1	90.7
2015	150.6	65.2	-
2014	219.5	54.5	-

## RE Taxes

PIN	Acres	16 Tax Pd 17	Tax/Ac
06-10-13-100-003	40.00	\$551.22	\$13.78
06-10-13-100-006	76.02	\$1,070.94	\$14.09
06-10-13-300-001	40.00	\$942.76	\$23.57

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

[www.WaibelFarmlandServices.com](http://www.WaibelFarmlandServices.com)  
[brian@WaibelFarmlandServices.com](mailto:brian@WaibelFarmlandServices.com)  
 O: 217-590-0233 or C: 217-898-2757

**Possession:** Full possession available for 2018 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.