



# FOR SALE: WARNES FARM

## Legal Description:

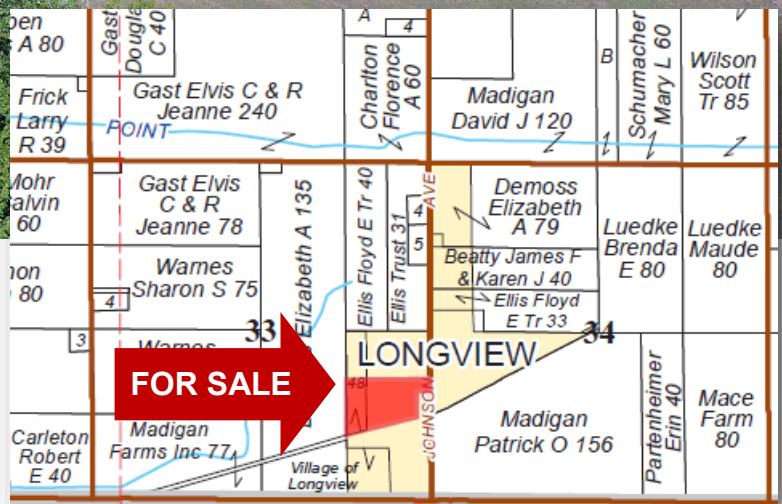
Pt of the East 1/2 of the SE 1/4 of Section 33, Township 17N, Range 10E of the 3rd P.M.

**10.65 Acres**  
**\$95,000**  
 South edge of Longview  
 Champaign County, IL

**Price  
Reduced!**

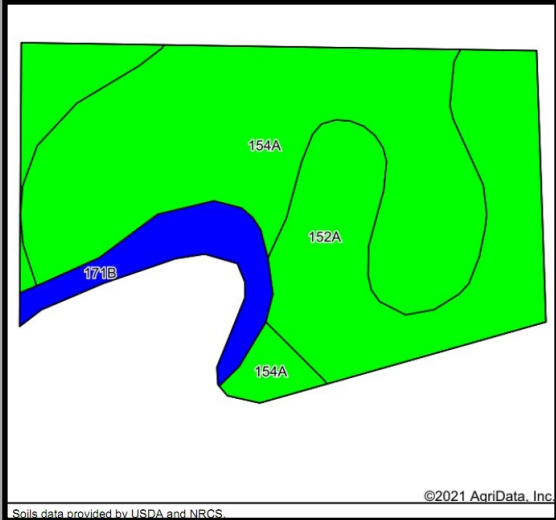
**USDA/FSA Info:**  
 Farm: 7472  
 Tillable Acres: 7.31  
 Corn Base: 5.48 Ac  
     PLC Yield: 133  
     ARC-PLC  
 Soybean Base: 1.83 Ac  
     PLC Yield: 51  
     ARC-CO  
 Wetlands: yes (pond)

Soil Test				
Test date	pH	P	K	OM
Mar 2021	5.9	58	271	4.9%





# Soil Map and Aerial Photo



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
154A	Flanagan silt loam, 0 to 2 percent slopes	4.54	53.3%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.24	38.0%		195	63	144
171B	Catlin silt loam, 2 to 5 percent slopes	0.74	8.7%		185	58	137
<b>Weighted Average:</b>					<b>193.6</b>	<b>62.6</b>	<b>143.4</b>

RE Taxes		
PIN	Acres	20 Tax Pd 21
21-34-33-431-002	10.65	\$950.78*
*taxes include recently demolished dwelling		

**Possession:** Currently leased for hay production. Full possession available for 2022 crop year.  
**Shed:** Shed on lot will be moved prior to closing.  
**Easement:** Access to Seller's residence is across the southeast corner of vacant lot. Seller reserves access easement.  
**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](http://www.waibelfarmlandservices.com)

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