



# FOR SALE: WARTON FARM

## Legal Description:

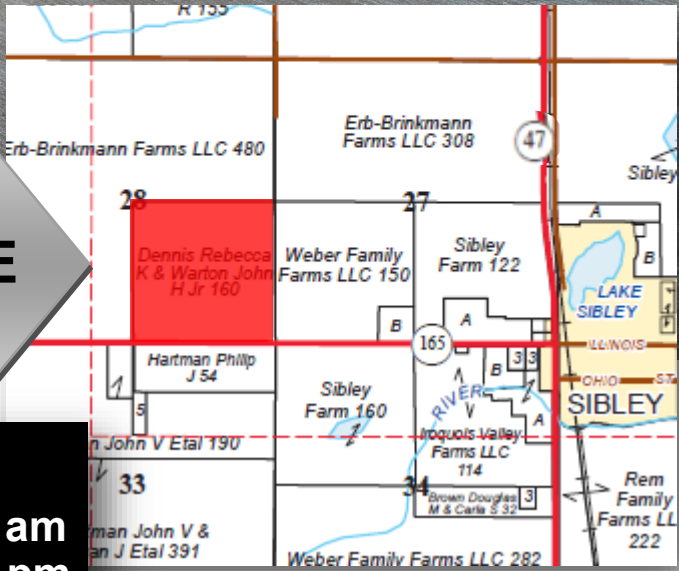
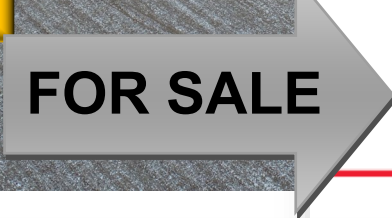
SE 1/4 of Section 28  
T25N, R7E of the 3rd PM

**164.778 Acres**  
**ONLINE AUCTION**  
1 mile W of Sibley  
Ford County, IL

**EXCELLENT FERTILITY**

**EXCELLENT YIELD HISTORY**

**~30,000 FT DRAINAGE TILE  
INSTALLED IN 2016**

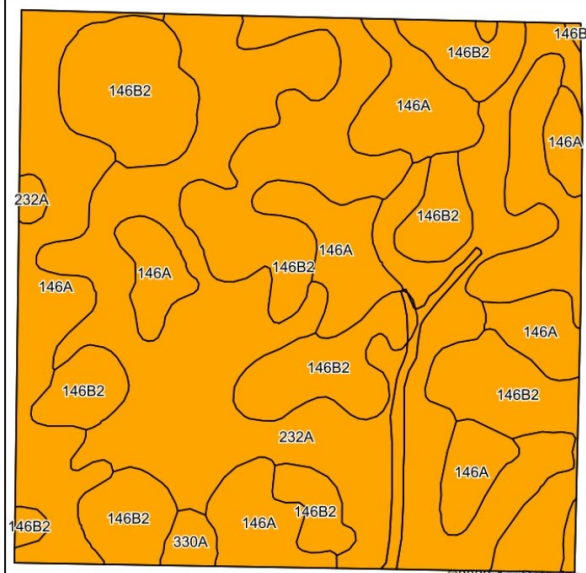


**ONLINE BIDDING**  
Opens: Tuesday, March 1, 10:00 am  
Closes: Thursday, March 3, 2:00 pm  
**Register and bid:**  
[waibelfarmlandservices.bidwrangler.com](http://waibelfarmlandservices.bidwrangler.com)

[www.waibelfarmlandservices.com](http://www.waibelfarmlandservices.com)

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com  
217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853

# Soil Map and Aerial Photo



Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	% of Field	Legend	Corn Bu/A	Soybeans Bu/A	Opt Mgt PI
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	61.47	37.5%		160	52	119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	58.59	35.7%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	42.51	25.9%		168	55	125
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.33	0.8%		164	55	123
<b>Weighted Average :</b>					<b>165.7</b>	<b>54.2</b>	<b>123.4</b>

## RE Taxes

PIN	Acres	20 Tax Pd 21	Tax/Ac
08-05-28-400-001	160	\$4,831.48	\$30.20

## USDA/FSA Info.:

Farm: 4937  
 Tillable Acres: 161.8  
 Corn Base: 118.9 Ac  
 PLC Yield: 133  
 Soybean Base: 42.9 Ac  
 PLC Yield: 47  
 HEL: yes - waterway  
 Cropland is NHEL  
 Wetlands: None per  
 determination 2/27/17

## Soil Tests

Test date	pH	P	K
5/2020	6.3	94	527

## Yield History (bu/ac)

Year	Corn	Beans
2021	210.4	72.6
2020	232.2	64.3
2019	216.3	56.0
2018	216.2	70.9
2017	266.8	68.5
2016	243.3	84.1

All soybeans non-gmo  
 Corn non-gmo 2018-2021

**Possession:** Farm selling subject to existing 50-50 crop share lease for 2022. Buyer will assume landlord's position in the lease and reimburse Seller for expenses incurred to date.

**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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