



FOR SALE: WOLF FARM

Legal Description:

**E 1/2 of NW 1/4 &
W 1/2 of NE 1/4
Section 18, T16N, R10E
of 3rd P.M.**

**161.5 Acres
\$11,700/Ac - \$1,889,550
1.5 mi. SE of
Villa Grove, IL
Douglas County, IL**

USDA/FSA Info.:

Farm: 3942 Tract: 459
Tillable Acres: 163.25
Corn Base: 88.00 ac
PLC Yield: 152 bu/ac
ARC-CO
Soybean Base: 70.60 ac
PLC Yield: 47 bu/ac
ARC-CO
Wetlands: determination
not complete

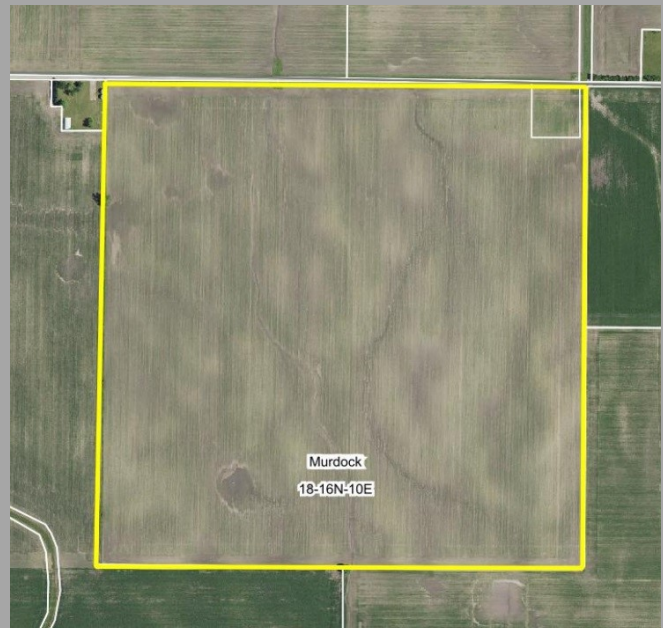
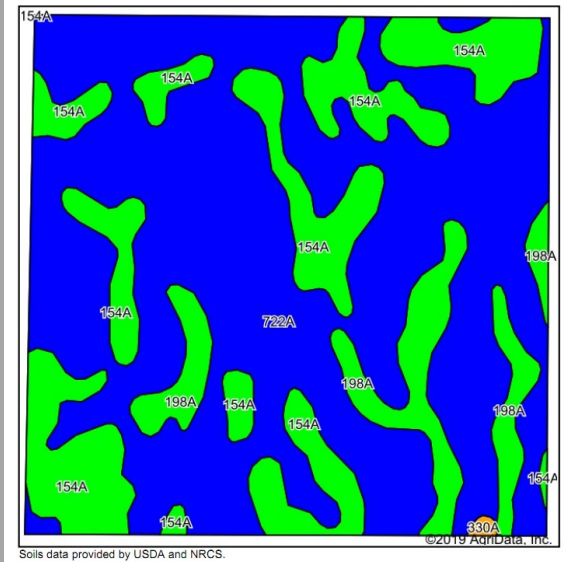
Soil Tests

Test date	pH	P	K
6-2017	6.1	58	299

224 T Lime applied Fall 2018



Soil Map and Aerial Photo



Area Symbol: IL041, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	109.97	67.9%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	37.49	23.1%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	14.27	8.8%		197	61	143
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.28	0.2%		164	55	123
Weighted Average					187.4	60.8	139.1

RE Taxes

PIN	Acres	17 Tax Pd 18	Tax/Ac
06-04-18-100-002	80.0	\$3,285.14	\$41.06
06-04-18-200-001	81.2	\$3,411.14	\$42.01
Total	161.2	\$6,696.28	\$41.54

Yield History (bu/ac)

Year	Corn	Beans
2018	219	
2017		62
2016	217	
2015		67
2014	229	

Contact: Waibel Farmland Services, Inc.
 107 S. Lincoln
 P.O. Box 1188
 Mahomet, IL 61853

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Possession: Subject to cash rent lease with Eric Sigler for 2019 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.