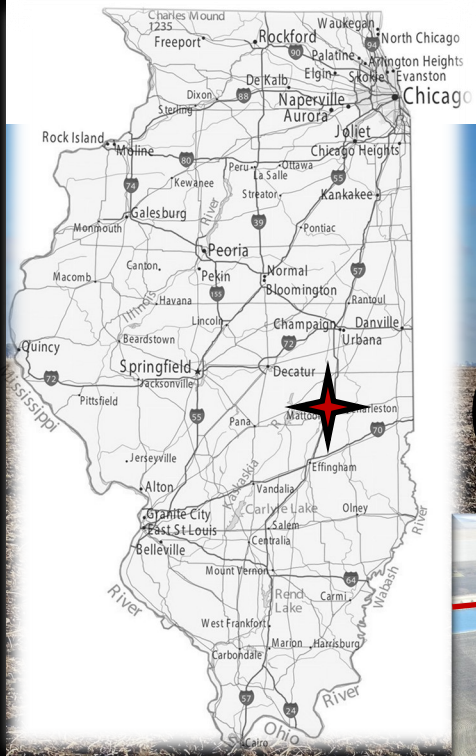
WAIBEL
FARMLAND SERVICES INC.℠
Brokerage Management Appraisals
Direction for Your Farm

For Sale: Humboldt Farms



501.9 Acres in 2 tracts
$19,500/ac - $9,787,050
Within 2 miles of Humboldt
Coles County, IL

ADDITIONAL DRONE PICTURES ON OUR WEBSITE

305.1 Ac: (Abbrev) West 1/2 of Section 16, T13N, R8E of 3rd PM, Coles County, IL w/ exceptions

196.5 Ac: (Abbrev) NW 1/4; and NW 1/4 of SW 1/4 of Section 29, T14N, R8E of 3rd PM, Coles County, IL

PLAT MAP

RE Taxes

PIN	Acres	21 Tax Pd 22	Tax/Ac
04-0-01547-000	196.50	$9,330.50	$47.48
04-0-00506-000	305.40	$12,820.02	$41.98
Total	**501.90**	**$22,150.52**	**$44.13**

Soil Tests

Farm	Test date	pH	P	K
305.40 Ac	5/2022	5.9	78	298
196.5 Ac	4/2022	5.7	74	352

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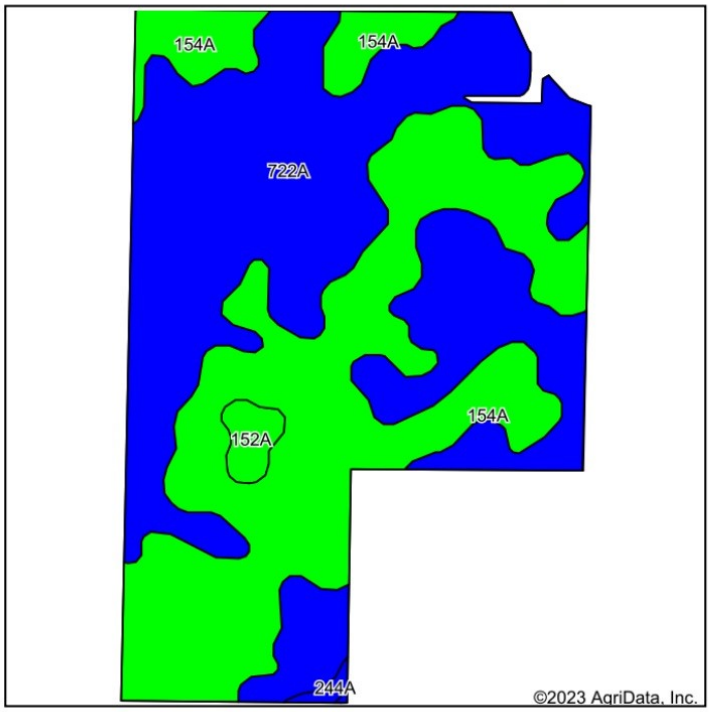
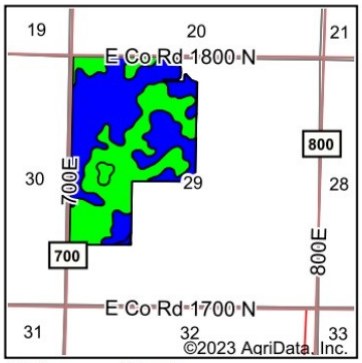
SOIL MAP

HUMBOLDT 196





State: **Illinois**
County: **Coles**
Location: **29-14N-8E**
Township: **Humboldt**
Acres: **192.83**
Date: **1/23/2023**

WAIBEL FARMLAND SERVICES INC.
Direction for Your Farm

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IL029, Soil Area Version: 22

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	102.68	53.2%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	86.65	44.9%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.79	1.4%		195	63	144
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	0.71	0.4%		182	59	134
				Weighted Average	**188.6**	**61.4**	**140.2**

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Yield History (bu/ac)

Year	Corn	Beans
2022		63
2021	236	
2020		63
2019	168*	
*2019 extensive green snap		
2018		87
2017	255	
2016		73

USDA/FSA Info:

Farm: 8764
Tract: 540
Tillable Acres: 192.83
Corn Base: 143.53 Ac
PLC Yield: 162
Soybean Base: 48.84 Ac
PLC Yield: 50

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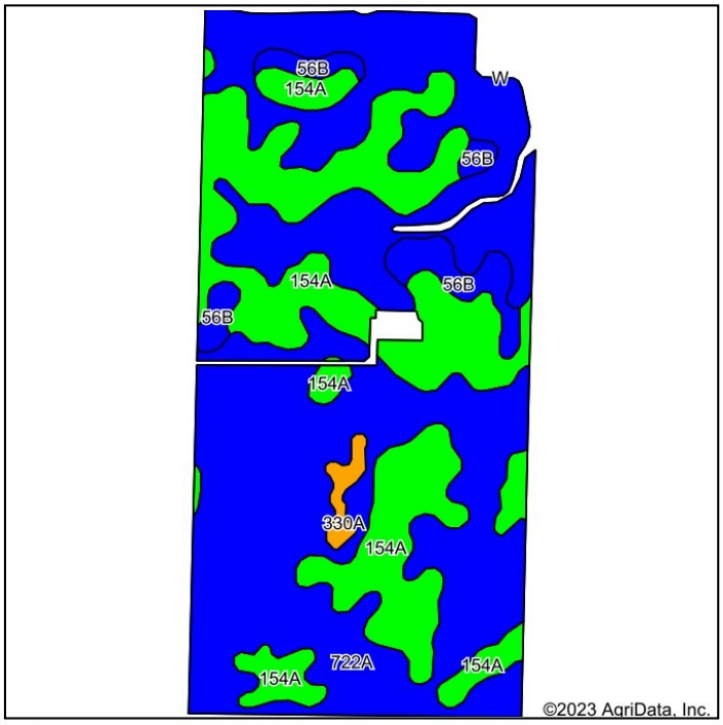
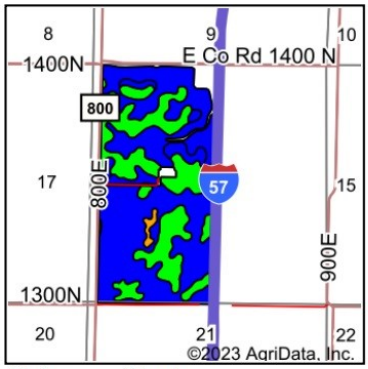
SOIL MAP

HUMBOLDT 305



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Coles**
Location: **16-13N-8E**
Township: **Humboldt**
Acres: **285.8**
Date: **2/9/2023**

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N W E S

Area Symbol: IL029, Soil Area Version: 22

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	178.00	62.3%		184	60	137
154A	Flanagan silt loam, 0 to 2 percent slopes	91.54	32.0%		194	63	144
**56B	Dana silt loam, 2 to 5 percent slopes	13.53	4.7%		**178	**55	**130
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.73	1.0%		164	55	123
				Weighted Average	**186.7**	**60.7**	**138.8**

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Yield History (bu/ac)

Year	Corn	Beans
2022		69
2021	215	
2020		63
2019	171*	
*2019 extensive green snap		
2018		83
2017	239	

USDA/FSA Info:

Farm: 841
Tract: 1044
Tillable Acres: 286.81
Corn Base: 159.29 Ac
PLC Yield: 147
Soybean Base: 124.81 Ac
PLC Yield: 45

Tower lease: the tower lease on Humboldt 305 extends thru Sept 2072. Compensation was a one-time payment received by the grantor.

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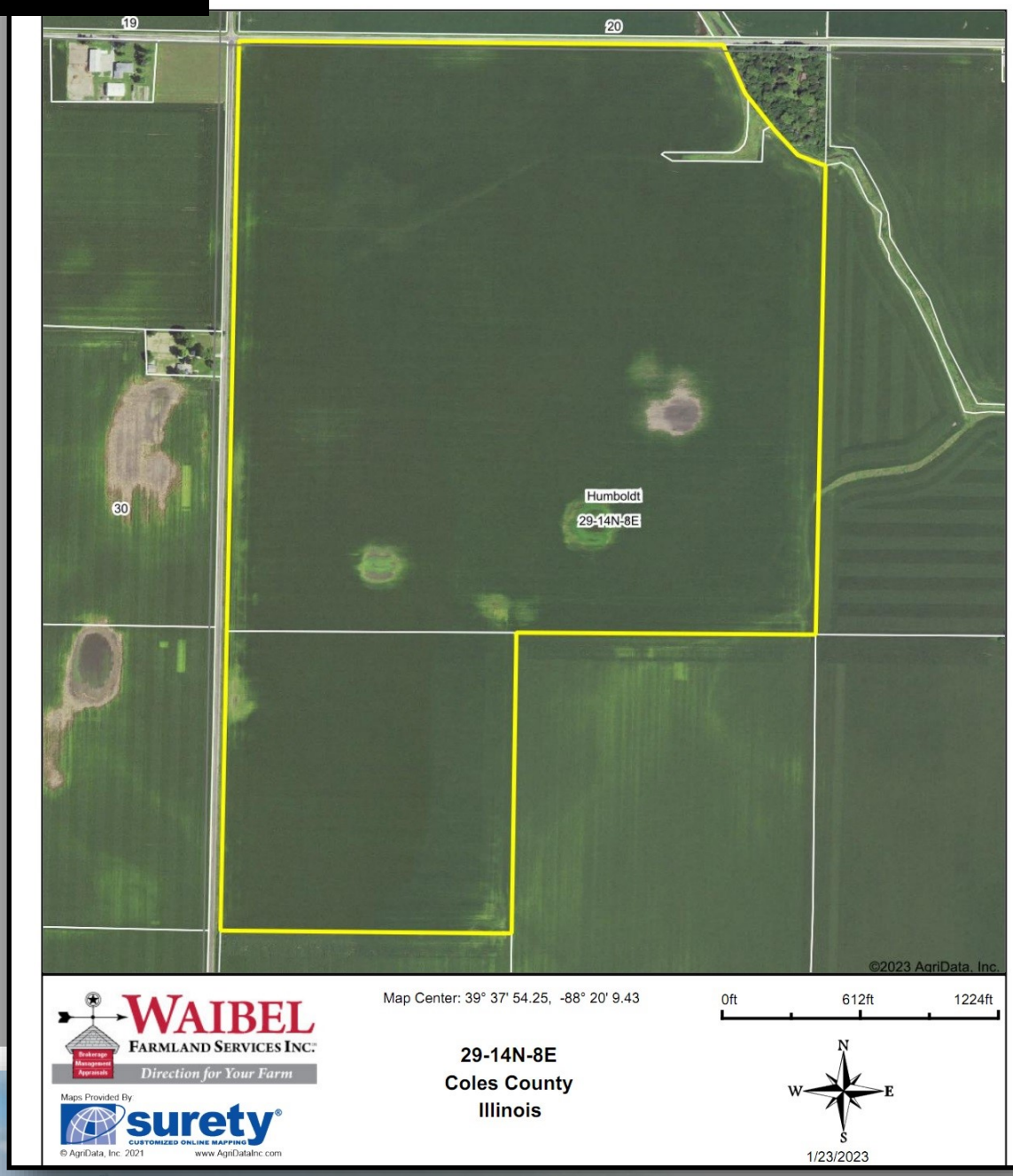
AERIAL MAP



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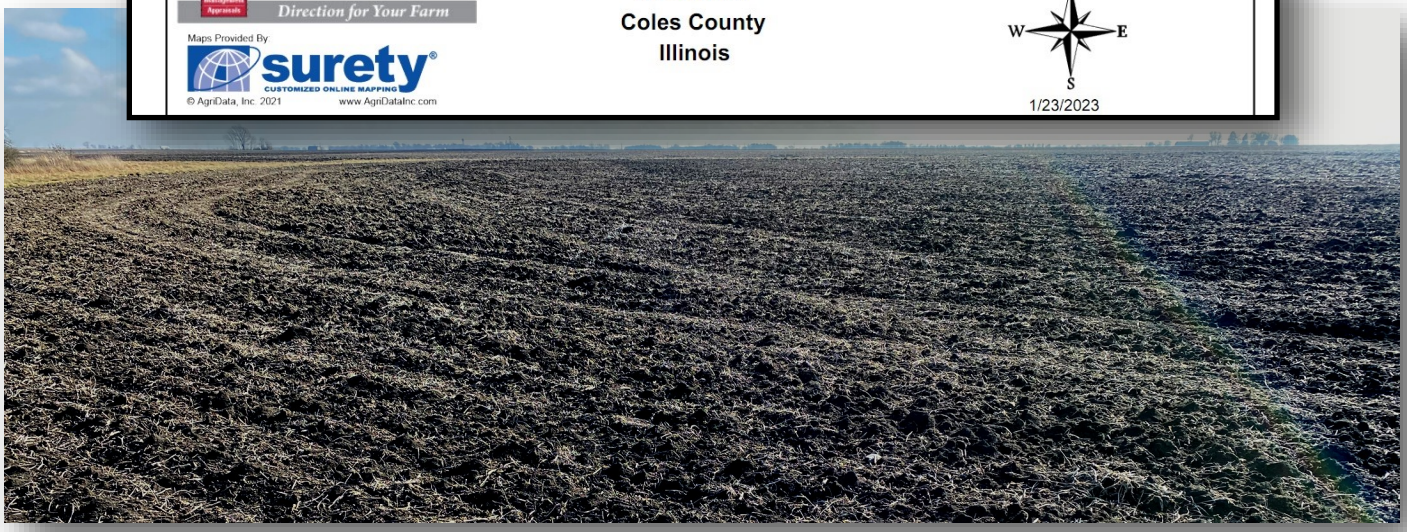
Map Center: 39° 37' 54.25, -88° 20' 9.43

29-14N-8E
Coles County
Illinois

0ft 612ft 1224ft

N W E S

1/23/2023



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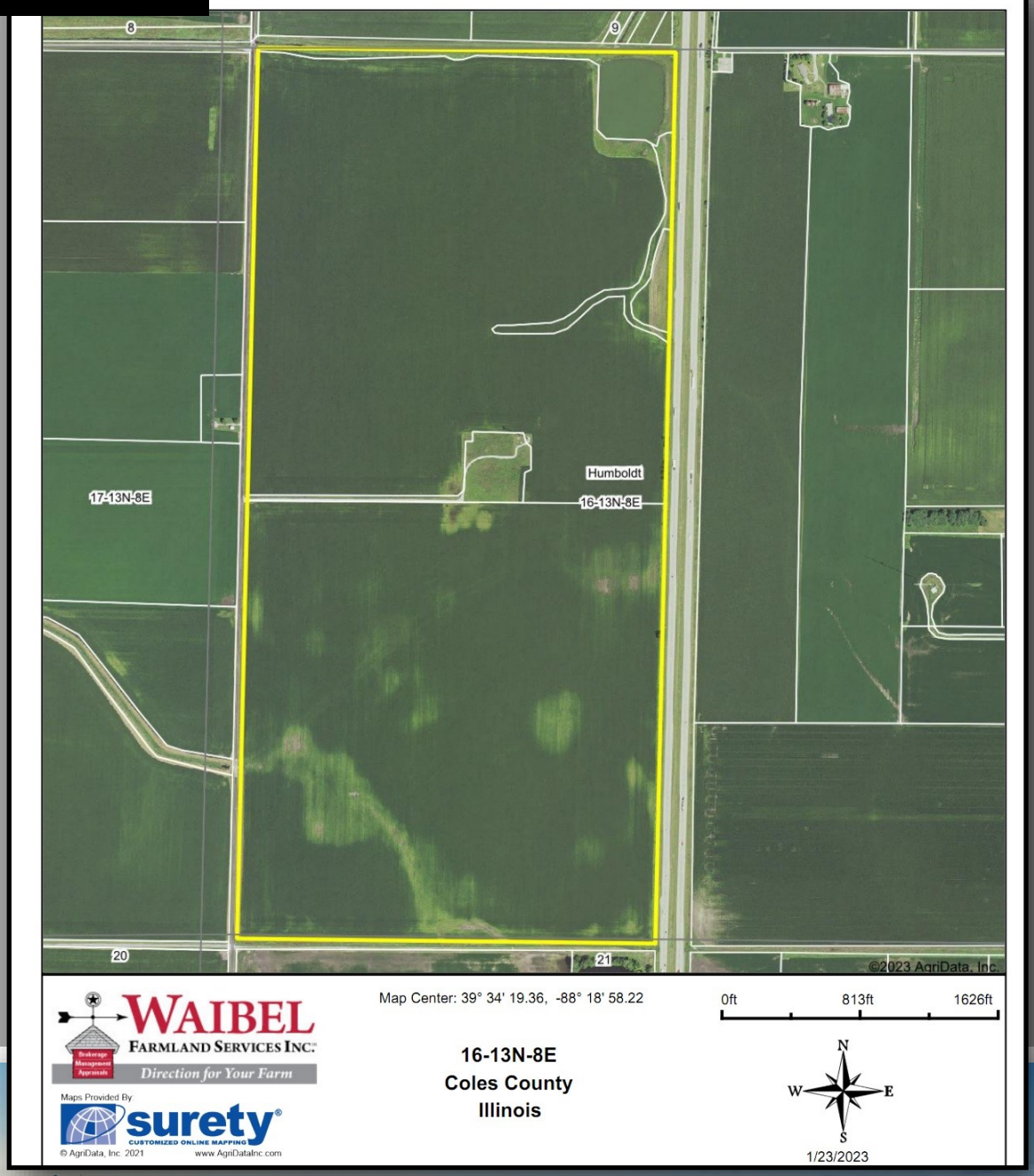

Possession: Under lease with Heritage Family Farms for 2023 crop year. Contact Broker for details.
Agency: Waibel Farmland Services Inc. is agent for the Seller.
Disclaimer: Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

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