

**WAIBEL**  
FARMLAND SERVICES INC.™

*Direction for Your Farm*

## **Cash Rent Bid Application**

156.40 Tillable Crop Acres

Money Creek Township, McLean County, IL

Cash Rent Bids Due:

**Wednesday, February 18, 2026**

12:00 P.M. CST (Noon)

**Brennen T. Kraft, AFM**

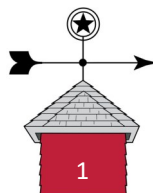
Waibel Farmland Services, Inc.

P.O. Box 1188

Mahomet, IL 61853

O: 217-590-0233

[Brennen@WaibelFarmlandServices.com](mailto:Brennen@WaibelFarmlandServices.com)



# Farm Information

## FSA Data

Farm #	11262	Total Acres:	172.66	Corn Base:	81.42	PLC YLD:	179
		Cropland Acres:	156.40	Bean Base:	63.18	PLC YLD:	45

## Soil Test

Acres	Date	pH	P	K
37.07	11/13/2023	5.6	50	292

\* Soil test is only test available.

## Legal Description

E1/2 NE & N329' NW SE & S263.2' N592.2' NW SE & (EX AUGUSTINE SUB) LOTS 1, 2 & 3 BATLOR ESTATE SUB & PT LOT 2 SUB OF LOT 4 BAYLOR ESTATE SUB LYG NW I-55 & FOLL DESC TRS LYG IN SEC 28: S1/2 NW SW & W1/2 SW SW & FOLL DESC TRS LYG IN SEC 33: W1/2 NW NW & PT LOTS 4 & 5 SUB SW LYG NW OF I-55 ROW, all in Sect 32, T25N R3E of 3<sup>rd</sup> P.M. PIN 08-32-200-006

ALL THAT PT N 1/2 LYG SE OF I-55 & NW OF US 66 ROWS (PER SURVEY 79/12860) Sect 33, T25N R3E of 3<sup>rd</sup> P.M. PIN 08-33-200-002

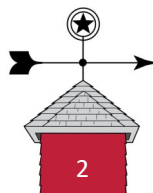
PT NW NW LYG NW OF RR ROW & SE OF I-55 Sect 34, T25N R3E of 3<sup>rd</sup> P.M. PIN 08-34-100-004

## Misc Information

- Lamar billboard is located on the Route 66 tract. Owner's will retain all proceeds from the billboard lease.
- North 20 acre tract has easement access lane across north and east sides of the property.
- FSA Aerial maps available by request.
- The farm will be under two cash rent leases, the first has 142.40 tillable acres. The second lease has 14.0 tillable acres located in the southeast part of Sec 32, T25N-R3E, west side of County Rd. 1975E. Same farmer will be used for both leases.

## Farm Viewing

- Prior to viewing/inspecting the farm, please contact Brennen Kraft.
- 447-410-9051 (cell)
- Brennen@WaibelFarmlandServices.com



# Plat Page

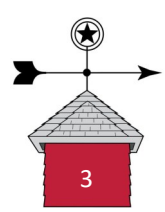
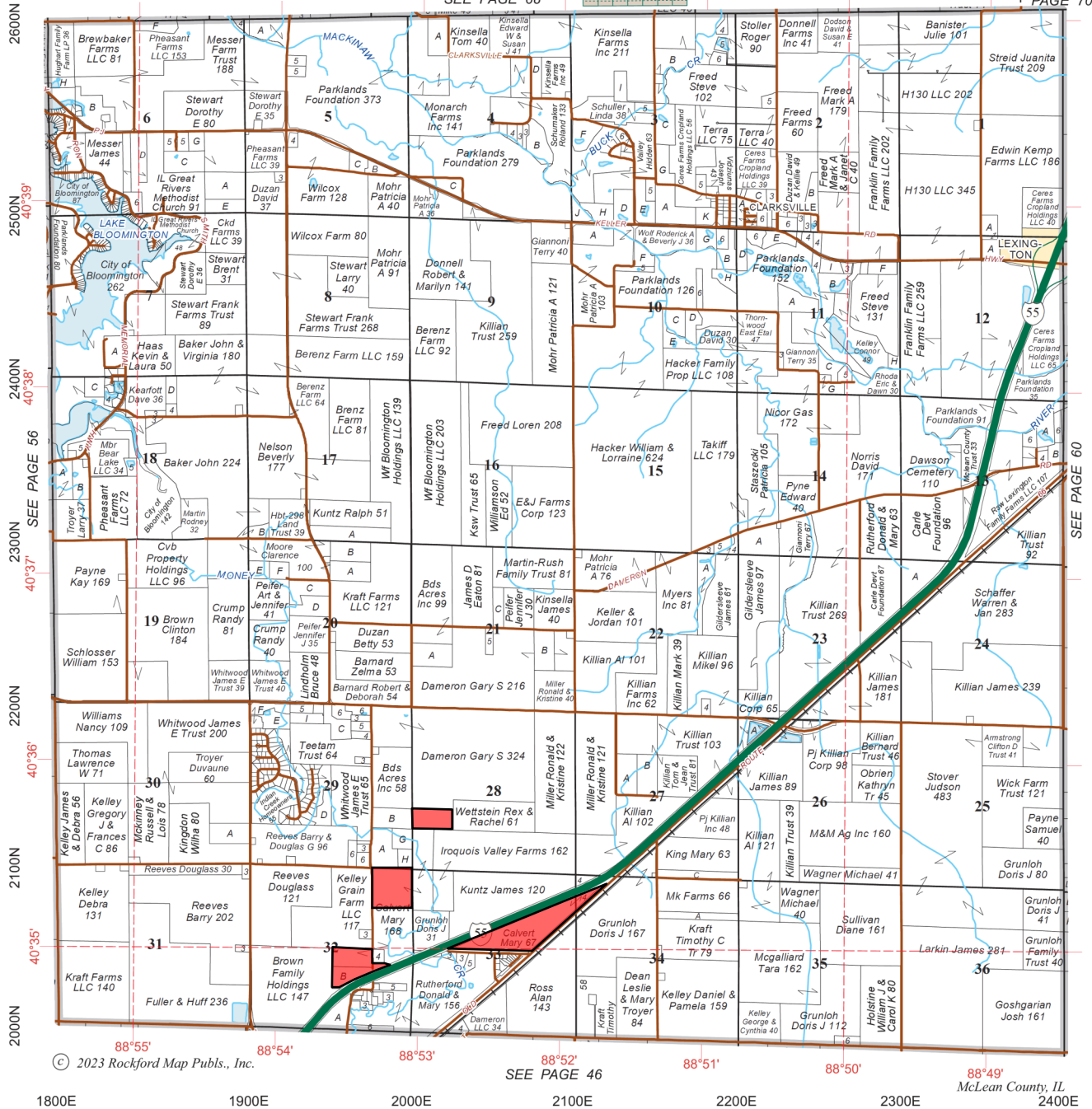
Refer to page 84 for keyed parcels

## MONEY CREEK

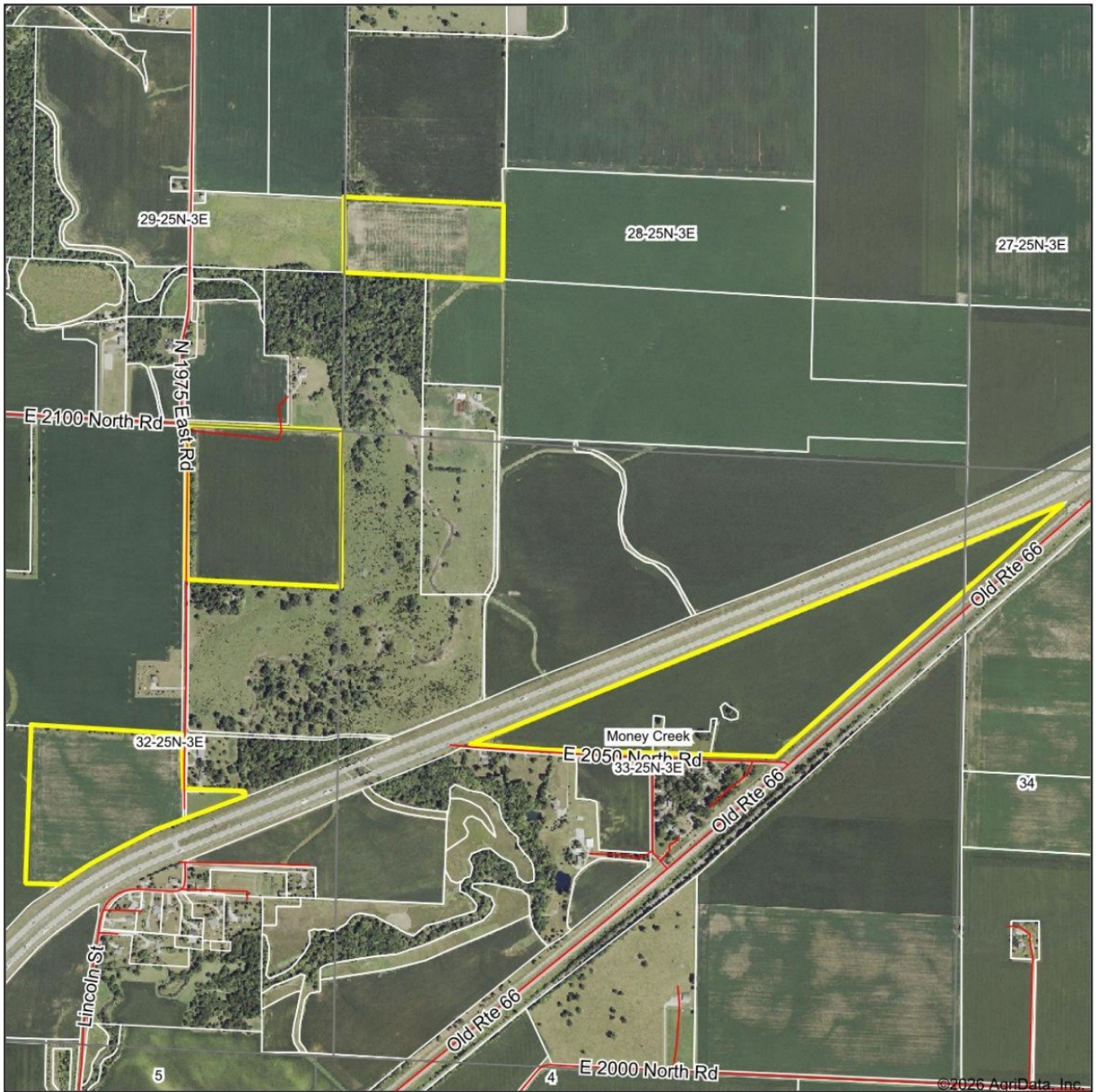
### T.25N.-R.3E.

SEE PAGE 68

SEE PAGE 70



# Aerial Map



©2026 AgriData, Inc.

Map Center: 40° 35' 16.12, -88° 52' 39.6

0ft 1319ft 2639ft

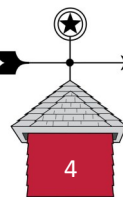


33-25N-3E  
McLean County  
Illinois

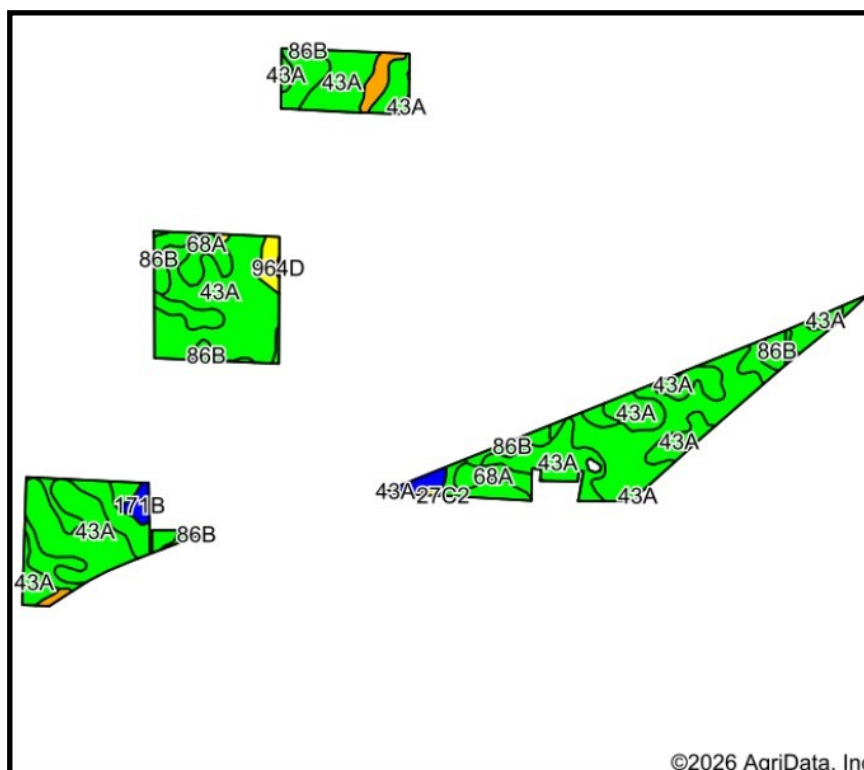


1/13/2026

Field borders provided by Farm Service Agency as of 5/21/2008.



# Soil Map

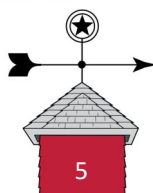


Archived Soils Ending 10/23/2023		Area Symbol: IL113, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	83.28	53.3%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	53.18	34.0%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	10.20	6.5%		**189	**59	**140
**567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	2.64	1.7%		**162	**51	**119
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	2.54	1.6%		**156	**48	**114
**171B	Catlin silt loam, 2 to 5 percent slopes	1.77	1.1%		**185	**58	**137
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1.77	1.1%		**178	**56	**131
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.63	0.4%		**170	**54	**125
**233B2	Birkbeck silt loam, 2 to 5 percent slopes, eroded	0.27	0.2%		**159	**49	**116
**964D	Miami and Hennepin soils, 10 to 18 percent slopes	0.12	0.1%		**129	**44	**97
Weighted Average					189.7	61.5	141

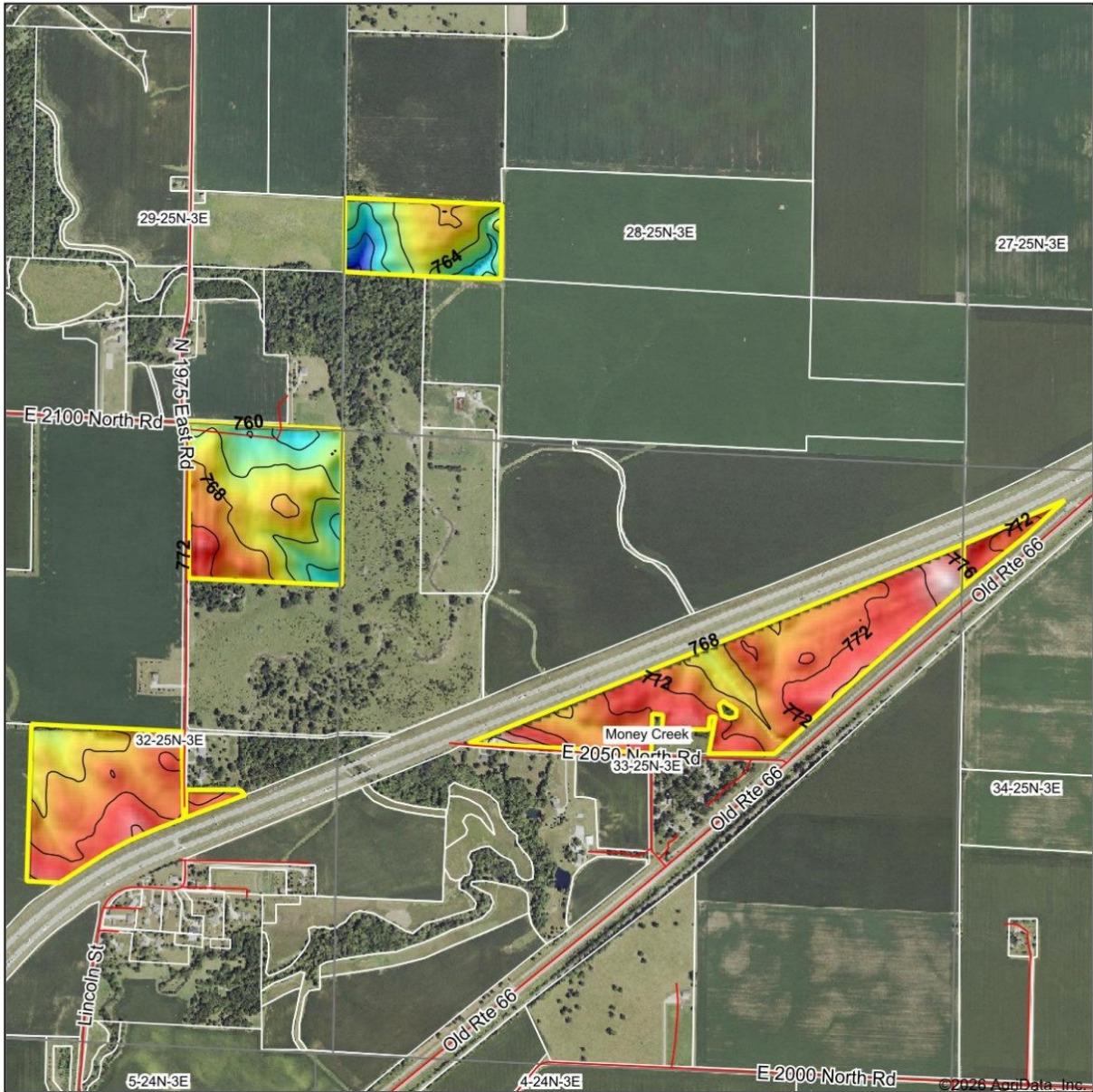
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

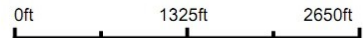


# Topography Map



© AgriData, Inc. 2025 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

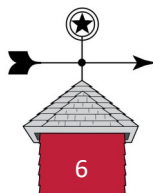
Source: USGS 10 meter dem  
Interval(ft): 4  
Min: 751.2  
Max: 780.4  
Range: 29.2  
Average: 768.6  
Standard Deviation: 4.59 ft



1/9/2026

33-25N-3E  
McLean County  
Illinois

Boundary Center: 40° 35' 16.04, -88° 52' 39.38



## Terms and Conditions

**Cash Rent Bids are Due**— February 18, 2026 by 12:00 p.m. CST (noon) **and must be in writing.**

**Lease Term**—The bids submitted are for the 2026 crop year only.

**Crop Rotation**—Operator's choice

**Mowing**—Field ditches, fencelines, and waterways must be mowed at least two times per year

**Ag Program Payment**—All farm program payments will go to the tenant for the corresponding lease year

**Fertilizer**—Tenant shall apply an analysis of 27-69-60 (N, P, K) for acreage planted to corn and 18-46-60 (or comparable analysis) for the acreage planted to soybeans and provide evidence of application by April 15, 2026.

**Reporting**—The successful bidder shall report as requested all aspects of the farming operation, including planting dates, crops planted, and harvest results.

**Access/Possession**—Access will be granted immediately at lease signing.

**Lime and Soil Testing**—Landowner will provide and pay for soil testing (every 4 years). All lime and application shall be split 50%-50% between the tenant and landowner.

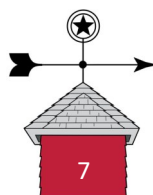
**Lease Provision**—The tenant shall have no right to lease or sublet any part of the premises or to assign the lease to any person or persons whomsoever, without the Landowner's prior written consent. The lease that the prospective tenant shall enter will be for one year and is the row crop acreage only. No hunting or other land leases shall be given.

**Financial Information**—Prior to lease signing, and if requested, a prospective tenant agrees to provide a current financial statement. Tenant will be required to add owners of the property, and Waibel Farmland Services, Inc., as additional insured to their policies with a minimum liability coverage of \$1,000,000.

**Irrevocable Letter of Credit**—An irrevocable line of credit will be due April 1st if full cash rent amount is not paid by April 1st.

**Disclaimer** *The information contained in this brochure and the bid sheets attached are considered accurate, however, this information is subject to verification and no liability for errors or omission is assumed. **Owner and WFSI reserves the right to reject any and all bids.***

**Agency Disclosure**—Waibel Farmland Services, Inc. and its staff are agents of the landowner and, in that capacity, represent only the landowner.



# Money Creek Township, McLean County Illinois

**One Year Cash Rent Bid for 2026**

**Due February 18, 2026 by 12pm CST**

Name: \_\_\_\_\_

Farm operation name (if applicable): \_\_\_\_\_

Please list all members or partners in operation besides you: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email address \_\_\_\_\_

If the address listed above is not your base of operations, please provide the address of your base as well:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of years farming experience: \_\_\_\_\_

Acres in current operation: \_\_\_\_\_

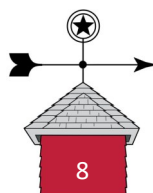
What percentage of land base is:

Owned:	
Crop share lease:	
Cash rent lease:	
Variable cash rent lease:	
Custom lease:	

Tillage practices: \_\_\_\_\_

\_\_\_\_\_

Years of experience with cover crops: \_\_\_\_\_



# Money Creek Township, McLean County Illinois

**One Year Cash Rent Bid for 2026**

**Due February 18, 2026 by 12pm CST**

Provide/attach a listing of the major types (make and model) of farm equipment owned or leased in your present operation. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Type of farm data management system utilized in your operation: \_\_\_\_\_

\_\_\_\_\_

What is the geographic spread of your farming operation: \_\_\_\_\_ mile radius.

I offer \$\_\_\_\_\_ per acre x 156.40 cropland acres = \$\_\_\_\_\_, as cash rent for the farmland with General terms and conditions listed on the Farmland for Cash Rent brochure.

\_\_\_ Cash rent will be paid 100% on April 1, 2026.

\_\_\_ Cash rent will be paid 50% on April 1, 2026 and 50% paid on November 1, 2026 with second installment of rent secured by an irrevocable letter of credit, due at April 1, 2026.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Please email, mail, or drop off the completed application to:

Waibel Farmland Services, Inc.

107 S. Lincoln St. | PO Box 1188

Mahomet, IL 61853

Office 217-590-0233

[brennen@waibelfarmlandservices.com](mailto:brennen@waibelfarmlandservices.com)

*Waibel Farmland Services Inc. represents only the Lessor / Landowner as their agent.*

*Any information provided may be disclosed to the landowner.*

